

**MINUTES**

**OF THE**

**SPECIAL MEETING OF THE COUNCIL**

**HELD ON**

**TUESDAY 22 AUGUST 2017**

**AT 6.30PM IN THE COUNCIL CHAMBERS**

**MELVILLE CIVIC CENTRE**

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**MINUTES OF THE SPECIAL MEETING OF THE COUNCIL HELD IN THE COUNCIL CHAMBERS, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD, BOORAGOON, COMMENCING AT 6.30PM ON TUESDAY, 22 AUGUST 2017.**

**1. OFFICIAL OPENING**

The Presiding Member welcomed those in attendance to the meeting and declared the meeting open at 6:30pm. Mr J Clark, Governance and Compliance Program Manager, read aloud the Disclaimer that is on the front page of these Minutes and then His Worship the Mayor, R Aubrey, read aloud the following Affirmation of Civic Duty and Responsibility.

**Affirmation of Civic Duty and Responsibility**

**I make this Affirmation in good faith on behalf of Elected Members and Officers of the City of Melville. We collectively declare that we will duly, faithfully, honestly, and with integrity fulfil the duties of our respective office and positions for all the people in the district according to the best of our judgement and ability. We will observe the City's Code of Conduct and Meeting Procedures Local Law to ensure the efficient, effective and orderly decision making within this forum.**

**2. PRESENT**

His Worship the Mayor R Aubrey

**COUNCILLORS**

Deputy Mayor Cr R Aubrey  
Cr D Macphail  
Cr N Pazolli, Cr C Schuster  
Cr J Barton,  
Cr M Woodall, Cr C Robartson  
Cr P Phelan  
Cr N Foxtan, Cr T Barling

**WARD**

City  
City  
Applecross/Mount Pleasant  
Bicton/Attadale  
Bull Creek/Leeming  
Palmyra/Melville/Willagee  
University

### **3. IN ATTENDANCE**

Dr S Silcox	Chief Executive Officer
Mr M Tieleman	Director Corporate Services
Ms C Young	Director Community Development
Ms K Johnson	A/Director Technical Services
Mr S Cope	Director Urban Planning
Mr L Hitchcock	Executive Manager Legal Services
Mr G Ponton	Manager Strategic Urban Planning
Mr M Spencer	Senior Strategic Urban Planner
Mr J Rae (Until 8.19pm)	Strategic Land and Property Executive
Mr D Cracknell (Until 8.19pm)	Senior Strategic Urban/Property Planner
Mr J Clark	Governance and Compliance Program Manager
Mr N Fimmano	Governance and Property Officer
Ms S Tranchita	Minute Secretary

At the commencement of the meeting there were 52 members of the public and one representative from the Press in the Public Gallery.

### **4. APOLOGIES AND APPROVED LEAVE OF ABSENCE**

#### **4.1 APOLOGIES**

Cr G Wieland – Bicton/Attadale Ward

#### **4.2 APPROVED LEAVE OF ABSENCE**

### **5. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION) AND DECLARATIONS BY MEMBERS**

#### **5.1 DECLARATIONS BY MEMBERS WHO HAVE NOT READ AND GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPERS PRESENTED BEFORE THE MEETING.**

Nil

#### **5.2 DECLARATIONS BY MEMBERS WHO HAVE RECEIVED AND NOT READ THE ELECTED MEMBERS BULLETIN.**

Cr Barling advised that he did not have time to read the amendments that were circulated to all Elected Members.

### **6. QUESTION TIME**

Nil

**7. DEPUTATIONS**

- **P17/3764** - Mount Pleasant Bowling Club Site Future Redevelopment  
City of Melville Residents and Ratepayers Association (Inc.)  
Mr G Crawford, Ms J Pollard and Ms L Nesbitt
- **P17/3765** - Canning Bridge Activity Centre Plan Review – Report on Findings  
Mr G Kirk
- **P17/3765** - Canning Bridge Activity Centre Plan Review – Report on Findings  
Mr M Burns
- **P17/3765** - Canning Bridge Activity Centre Plan Review – Report on Findings  
Mr D Kenny
- **P17/3765** - Canning Bridge Activity Centre Plan Review – Report on Findings  
Ms H Cook

**8. DECLARATIONS OF INTEREST****8.1 FINANCIAL INTERESTS**

Nil

**8.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT**

- Item P17/3765 His Worship the Mayor Interest under the Code
- Item P17/3765 Cr R Aubrey Interest under the Code

**9. APPLICATIONS FOR NEW LEAVES OF ABSENCE**

Nil

**10. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED**

Nil

From 6.33pm until 6.40pm a deputation was heard from Mr G Crawford, Ms J Pollard and Ms L Nesbitt.

From 6.40pm until 7.25pm a presentation was heard from Mr S Cope, Mr J Rae and Mr D Cracknell.

## 11. REPORTS OF THE CHIEF EXECUTIVE OFFICER

### **P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT (REC) (ATTACHMENT)**

Ward : Applecross/Mt Pleasant  
 Category : Strategic  
 Application Number : Not Applicable  
 Property : Lot 2018, No. 40 Bedford Road, Ardross  
 Proposal : Future Redevelopment of the Mount Pleasant Bowling Club Site  
 Applicant : City of Melville  
 Owner : State Government of Western Australia vested in the City of Melville under Management Order  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : P16/3724 – Future Use Options for Mount Pleasant Bowling Club Site, 28 November 2016  
 Responsible Officer : Gavin Ponton  
 Manager Strategic Urban Planning

## AUTHORITY / DISCRETION

### **DEFINITION**

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	<b>Executive</b>	<b><i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i></b>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes &amp; policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- The Council resolved that the Mount Pleasant Bowling Club will move to Tompkins Park when the new integrated bowls facility is ready at the end of 2018. The site will become vacant when the Club relocates. A plan to guide the future of the site is therefore required.
- There have been two stages of community engagement related to the project:
  1. Stage 1 was conducted from 15 February 2017 to 13 March 2017 and sought feedback on the future use of the site on the expectation that the bowling club would be relocated from the site.
  2. Stage 2 was conducted from 18 July 2017 to 9 August 2017 and sought feedback on the three draft concept plans.
- A total of 89 comments were received on the Melville Talks discussion forum or in written submissions representing 2% of residents living in the suburb of Ardross. There were mixed views from the engagement process about future development of the site.
- It is recommended that the Council support Concept Plan 3 to guide the future redevelopment of the site if the State Government is supportive of its sale in freehold to the City.

Mount Pleasant Bowls Club Site – Lot 2018 (No. 40) Bedford Road, Ardross  
(Aerial Site Image)



**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)****BACKGROUND**

The Council endorsed the Lawn Bowls Strategy at its meeting held on 18 October 2016. The Strategy recommended the merger of the Mount Pleasant and Melville Bowling Clubs, and their relocation to a new purpose-built bowling facility at Tompkins Park in Alfred Cove.

A report on the options for the future redevelopment of the Mount Pleasant Bowling Club site was presented to a Special Council Meeting held on 28 November 2016. The Council resolved that it:

- 1. Authorises the Chief Executive Officer to progress the negotiations with the Department of Lands to acquire the site being Lot 2018 (Reserve 27046) at 40 Bedford Road, Ardross or joint venture the development of the site and conduct all necessary due diligence, including necessary community consultation, and planning to ensure completion of the Business Case for approval by the Council prior to submission to the Department of Lands for the purpose of obtaining State Government Cabinet consent;*
- 2. Supports in principle the development of the site including the provision of suitable open space, and urban design and lot size comparable with the surrounding neighbourhood;*
- 3. Endorses the next step of the project to commence engagement with the community with a view to arriving at a suitable concept design for the site which will in turn inform the due diligence/Business Case phase.*

The Council resolved to approve the Tompkins Park Concept Plan at its Ordinary Meeting held on 20 June 2017. The Concept Plan includes the relocation of the Mount Pleasant Bowling Club from its current site to Tompkins Park when the new bowls facility becomes operational.

**Scheme Provisions**

MRS Zoning	:	Urban
LPS Zoning	:	Public Open Space
R-Code	:	Not Applicable
Use Type	:	Not Applicable
Use Class	:	Not Applicable

**DETAIL**

This report:

- Provides an overview of the project
- Summarises the two stages of community engagement undertaken on the future redevelopment of the site, conducted in February/March 2017 and July/August 2017
- Recommends that the Council support Concept Plan 3 to guide the future redevelopment of the site
- Seeks Council authorisation to present a non-statutory Business Case to the Department of Lands in support of the purchase the site from the State Government.

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**Project Overview

In the preparation of the City's Land Asset Management Plan it was identified that the subject site may be a surplus Crown Reserve owned by the State Government of Western Australia, with the potential to be partly redeveloped to fund recreational and community needs.

The previous Department of Lands (DoL) Reserves Disposal Policy permitted Local Governments to purchase "20A Reserves" (created under the former *Town Planning and Development Act 1928*) at 5% of the valuation, on the condition that the proceeds from the development or sale of the Reserve were allocated by the Local Government for recreational and public purposes. In relation to "Non-20A Reserves" the former Policy required the Local Government to submit a Business Case to DoL and if the proposal is supported by DoL, the lodgement of a Cabinet Submission through the Minister for Lands for the proposal to be approved by the State Government.

DoL is currently preparing a new draft Policy to deal with the disposal of all Reserves (both 20A and Non 20A) to Local Governments. This draft policy is currently before the Minister for Lands with no date currently set for it to be finalised. Advice from Senior Officers at DoL is that the new Policy will require:

- Local Governments to submit a Business Case to outline and justify the proposal by arguing the need under which DoL should approve the land transfer to the local government.
- The Business Case needs to demonstrate that the community has been engaged on any proposal and also outline the justification for the sale, as well as how the local government intends to allocate any surplus funds from either the redevelopment or sale of the reserve into recreational and community infrastructure.

It is important to note that this policy is currently in draft format only and that the final policy is subject to approval by the Minister for Lands. The principal basis of the draft policy by DoL is to ensure the State Government receives a proportion of any value uplift from the disposal of Crown Reserves vested in local governments, which are earmarked as surplus to current need.

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**Public Open Space Assessment

The Council adopted Policy CP-103 - Improving Public Spaces at its Ordinary Meeting held on 21 February 2017. The policy summarises the research in the Public Spaces Strategy, which was an attachment to the report to the Council.

The Strategy responds to community feedback and determined that the main issue was not a lack of overall public space, but rather how to best improve public spaces in the City. It recommends that the City prioritise improving the quality, useability, amenity, comfort, sustainability, variety, safety and accessibility of public spaces. The Strategy recommends a variety of ways that public spaces can be improved across the City.

The City's Community Wellbeing Survey 2015 found that 90.5% of local residents agreed that the City has a sufficient range of open spaces for leisure activities.

An independent assessment by the University of Western Australia's POS Tool ([www.postool.com.au](http://www.postool.com.au)) calculated that public spaces occupy 25.8% of the City of Melville's total area, which does not include other public spaces, such as club pay-for-use facilities and pedestrian-friendly streets. The City has more available public space than most comparable, inner-urban local governments in Perth.

POS Tool calculates that Ardross has 25% of its area available as public space according to its methodology, which includes areas such as Wireless Hill and publicly-accessible school ovals. POS Tool does not consider club-pay-for-use facilities as freely-accessible public space.

The existing site is not currently a freely-accessible accessible park and is for 'members only'. Therefore the site is not included in the 25% public space statistic for Ardross. Creating a new local park on the site would serve to increase the amount of publicly-accessible space in the area based on the POS Tool methodology.

Three Concept Plans for the Future Redevelopment of the Site

The Council resolved to proceed to Phase 2 of the project and engage the community at its Special Meeting held on 28 November 2016.

The City has a policy to try to reduce its dependence on Council rates to fund the services and facilities it provides to the community (Council Policy CP-005 - Land and Property Retention, Disposal and Acquisition). This project is an example of this approach as it aims to deliver significant upgrades to sport and recreation facilities in the area, without the need for significant funding from municipal funds.

The first stage of community engagement (further discussed below) and Council's direction provided at its Special Meeting held on 28 November 2016, helped informed the preparation of three potential concept plans for the site.

[3764 Attachment 1 Three Concept Plans for Future Redevelopment](#)

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

Housing is considered to be a low-impact land use given that the surrounding area is residential. The project could provide new housing choices for people in the local area, particularly for those people wanting to downsize to a smaller house or lot (the City has previously received a lot of feedback on this topic).

The concept plans are based on an R20 density (average lot size of 450m<sup>2</sup>). This is the same density coding as the surrounding residential area. The future building heights would be based on the requirements of *Local Planning Policy 1.9 – Height of Buildings*. The relevant heights for this site would be the same as most of the City of Melville's suburbs, being:

- Eaves - 8.0 metres
- External Wall (Concealed Roof) - 9.0 metres
- Overall - 10.5 metres

The funding raised by the proposed housing development must be spent on recreational and community infrastructure, which would include:

- Developing a new park on the 30% of the site
- Upgrades to streetscapes around the site (footpaths, street trees, new verges etc)
- Upgrades to Shirley Strickland Reserve
- Other community and recreational infrastructure (if any funds are leftover following the above works)

The City would also need to purchase the land from the State Government for the project to proceed at a purchase price to be determined by reference to a market valuation prepared by Landgate.

#### Land Uses in the Concept Plans

The Concept Plans were informed by the resolution of the Council at its Special Meeting held on 28 November 2016 that it:

*Supports in principle the development of the site including the provision of suitable open space, and urban design and lot size comparable with the surrounding neighbourhood;*

The three concept plans are based on 70% of the site being used for housing and 30% of the site being used for a new park. This land use mix would provide a local park for residents and would generate a financial return to pay for the purchase of the site from the State Government, the development of the new park, provide for streetscape upgrades around the site and help fund the upgrades at Shirley Strickland Reserve.

#### Alternatives that were not in the Concept Plans Prepared

- A concept plan showing the whole site being retained as public open space was not prepared as this potential option was considered by the Council at its meeting held on 28 November 2016 as an amendment to the Officer recommendation, but was not supported at that time by the Council.

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

- A concept plan showing the retention of the bowling club on the site was not prepared as the Council resolved at its meeting held on 20 June 2017 that the Mount Pleasant Bowling Club would be relocated to Tompkins Park.
- A concept plan showing the provision of community meeting rooms or community spaces on the site was not prepared as it is considered that the Community Needs Analysis undertaken by Community Development does not warrant the inclusion of such facilities on this site.

Traffic

It is not expected that the number of additional residential lots proposed would create any additional traffic over and above the existing Bowling Club use, although the peak periods may be different to the existing use, where peak periods would occur when bowls games are in progress. Any traffic generated would be well within the function of the existing road network, however, a traffic impact assessment can be prepared if required.

**STAKEHOLDER ENGAGEMENT**

There were two stages of community engagement conducted to get to this point of the project:

1. Stage 1 was conducted from 15 February 2017 to 13 March 2017. It asked for feedback for the future use of the site on the expectation that the bowling club would be relocated from the site.
2. Stage 2 was conducted from 18 July 2017 to 9 August 2017. It asked for feedback on the three draft concept plans that were prepared to guide the future redevelopment of the site.

The results of the two rounds of engagement are summarised below.

Stage 1 Community Engagement

All the feedback from Stage 1 is provided for the Council's information in Attachment 2.

[3764 Attachment 2 Report on Stage 1 Community Engagement](#)

The public advertising and community engagement methods in Stage 1 included:

1. 1,219 letters sent to local residents in the local area (refer to Attachment 1)
2. Information, an online survey and discussion forum on the Melville Talks webpage
3. Six large signs placed around the perimeter of the site
4. 3,000 printed information flyers
5. An 'About Melville' local newspaper advertisement on 28 February 2017
6. Information and a link to Melville Talks on the City of Melville website
7. Two information sessions held on-site – one held during the day on Wednesday 22 February 2017 and one in the evening on Tuesday 28 February 2017
8. Emails to a project update database (with 82 people registered to date)
9. Frequently Asked Questions

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

10. A video about the project and what is happening on Melville Talks
11. A letter and emails sent to the Mount Pleasant Bowling Club
12. A letter sent to the Department of Lands for information purposes
13. Letters sent to local politicians
14. Social media posts on Facebook and Twitter
15. Hard copy information at the Civic Centre
16. A survey of development preferences conducted both online and hard copy
17. Four artist's impressions of possible redevelopment scenarios for the site

The following feedback was received during the first stage of community engagement –

- 66 survey responses
- 19 written submissions
- Comments from nine people on Melville Talks
- Verbal feedback

A Special Meeting of Electors was held on 23 March 2017. One motion was passed at the meeting, which was:

1. *That the Council notes that the ratepayers strongly disagree with the potential loss of this Reserve and the designated land use of which it holds, and would like the Council to retain the Mount Pleasant Bowling Club and premises for the benefit of the community.*

Stage 2 Community Engagement[3764 Attachment 3 Stage 2 Comments Posted on Melville Talks](#)[3764 Attachment 4 Stage 2 Written Submissions Received](#)

The public advertising and community engagement methods utilised in Stage 2 included:

1. 1,219 letters sent to local residents in the local area (same area as Stage 1)
2. Information and a discussion forum on the Melville Talks webpage
3. Six large signs placed around the perimeter of the site with six sticker overlays stating:  
*3 draft concept plans now available for comment. View online at [www.melvilletalks.com.au](http://www.melvilletalks.com.au)*
4. 2,000 printed information flyers
5. An 'About Melville' local newspaper advertisement on 18 July 2017
6. Information and a link to Melville Talks on the City of Melville website
7. Two information sessions held on-site – one held during the day on Wednesday 26 July 2017 and one in the evening on Monday 31 July 2017
8. Emails to 107 people and the project update database
9. Frequently Asked Questions information
10. A video about the project and what is happening on Melville Talks
11. A letter and email sent to the Mount Pleasant Bowling Club
12. A letter sent to the Department of Lands for information purposes
13. Social media posts on Facebook and Twitter
14. Hard copy information available at the Civic Centre

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

15. Four artist's impressions of possible redevelopment scenarios for the site
16. The Melville Times also printed an article on the project and the opportunity for public comment on Tuesday 1 August 2017.

The following feedback was received during the second stage of community engagement –

- 59 comments from people on the Melville Talks discussion forum (refer to Attachment 3)
- 30 written submissions (refer to Attachment 4)
- Verbal feedback

There were mixed views from respondents about the future of the site:

- 41 comments on Melville Talks or written submissions supported one or more of the concept plans
- 11 comments on Melville Talks or written submissions provided comments or concerns on the proposed redevelopment
- 37 comments on Melville Talks or written submissions objected to the proposed redevelopment of the site.

<b>Response</b>	<b>Number</b>	<b>Percentage</b>
Support one of the three concept plans	<b>41</b>	<b>46%</b>
Comments	<b>11</b>	<b>12%</b>
Objections to the proposed redevelopment of the site	<b>37</b>	<b>42%</b>
<b>TOTAL</b>	<b>89</b>	<b>100%</b>

The response rate represents 2% of the Estimated Resident Population of Ardross in 2016.

The concerns that were heard from the engagement process included:

- The bowling club should be retained on the site
- Community meeting or social spaces should be retained / provided on the site. The existing facility was seen to serve as a social hub and not just a bowling club for some of the community
- Most or all of the site should be provided as parkland

In terms of the community's concept plan preferences, Concepts 2 and 3 were clearly these preferred development options.

**Concept Plan Preferences**

	<b>1<sup>st</sup> preference</b>	<b>2<sup>nd</sup> preference</b>
Concept Plan 1	2	0
Concept Plan 2	20	2
Concept Plan 3	21	1

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

**STATUTORY AND LEGAL IMPLICATIONS**

There are no statutory or legal implications at this stage with this proposal. The section of this report (below) headed 'Process' sets out the process going forward.

**FINANCIAL IMPLICATIONS**

A financial analysis of the concept plans has been prepared, which was informed by indicative development cost estimates prepared by a suitably qualified engineering firm. The project's indicative financial return and funding commitments for each of the three concepts are summarised below.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Parkland</b>	4,171m <sup>2</sup> (30%)	4,204m <sup>2</sup> (30%)	4,269m <sup>2</sup> (30%)
<b>Lots</b>	22	21	19
<b>Dwellings</b>	22	21	24

**Indicative Financial Summary (all excluding GST)**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Revenue</b>	\$15,678,000	\$14,986,000	\$15,185,000
<b>Costs</b>	-\$10,012,000	-\$10,270,000	-\$9,836,000
<b>Development Surplus</b>	\$5,666,000	\$4,716,000	\$5,349,000
<b>Shirley Strickland Upgrade</b>	-\$6,264,000	-\$6,264,000	-\$6,264,000
<b>Funding Surplus/Deficit</b>	-\$598,000	-\$1,548,000	-\$915,000

Notes

- Revenue is based on the sale of the relevant number of lots in each option
- Costs include:
  - Purchase of the site from the State Government
  - Demolition of buildings and structures
  - Site works and retaining walls
  - Site servicing (power, water, gas, sewer, communications etc)
  - Drainage
  - Professional fees
  - New park and landscaping
  - Streetscape upgrades around the site

Assumptions

- State Government agrees to sell the City the developable portion of the site (70%)
- Town planning scheme amendment is approved
- Based on R20 development
- Indicative costs subject to change based on final subdivision plan and WAPC conditions
- Internal Rate of Return (IRR%) - 20% (post rezoning)
- Shirley Strickland Reserve Redevelopment Project Costs approved by Council 13 December 2016

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)****STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

The progress of this project is dependent on decisions to be made by the State Government, including the Department of Lands (decision on the sale of the land) and Western Australian Planning Commission (rezoning of the portion of the site to be redeveloped). The project would not proceed if either of these decisions are not supportive of the concept.

There are no environmental management implications associated with this proposal.

**POLICY IMPLICATIONS**

There are no policy implications at this stage with this proposal.

**COMMENT**

The respondents clearly preferred Concepts 2 or 3. In general terms, residents of Canna Way were more supportive of Concept 2 as it would provide easy access to the park and also convenient pedestrian access through the site.

Concept 3 was supported as it would provide an easily seen and accessible park at the southern end of the site. The idea for Aged and Dependent Persons dwellings (shown as over 55's grouped housing in Concept 3) was well received. This style of development is based on independent living (it is not a retirement village or nursing home) and would be based on the Residential Design Codes (R-Codes) requirements. The Explanatory Guides of the R-Codes provides the following summary:

*"The intention of this provision is to encourage the development of small-scale specialised housing in local communities, as an alternative to larger scale, relatively segregated retirement village/nursing home-type complexes.*

*To prevent these concessions from being abused, for example as a back door way of increasing density for standard housing without re-coding an area, the concessions are subject to four constraints:*

- *there is a limit on the size of such dwellings; (100m<sup>2</sup>)*
- *they must be purpose-designed;*
- *there is a minimum of five dwellings in a single development; and*
- *they are subject to a legal agreement to restrict occupancy.*

*The development of aged or dependent persons' dwellings is otherwise required to comply with all other R-Code provisions as relevant.*

*The design of aged or dependent persons' dwellings must incorporate, or at the very least, allow for future incorporation of features that are required to serve the special needs of aged or dependent persons, such as ramps and wider doorways and passageways to accommodate wheelchairs and handrails in bathrooms and toilets.*

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

*It is important that aged or dependent persons' dwellings are designed to allow for ageing in place, whereby dwellings cater for an individual to remain in their chosen place of residence even though their physical and sensory abilities may change in the future. Certain minimum standards, as set out in appropriate Australian Standards must be part of the original construction, or can be introduced (retrofitted) with ease in the future.*

*In particular, this would include designs with minimal use of varying floor levels and stairs, adequate passageways and door widths, roofed car parking spaces, accessible utilities and slip resistant floors for kitchens, laundries, bathrooms and toilets as described in AS 4299:1995, Adaptable Housing. This would result in such dwellings being more flexible to accommodate the changing needs of older people."*

It was noted by the community that there were limited options for seniors to downsize in this area.

It is recommended that the City base its Business Case to DoL and the future scheme amendment / subdivision plan (should the State Government be supportive of the sale of the land) on Concept Plan 3 for the following reasons:

- A comprehensive engagement process providing opportunities for all community members to comment was implemented
- It received support from the participants who responded to the engagement process
- It would help seniors in the area to downsize to more manageable, independent dwelling
- It would allow for slightly more parkland than the other two concepts, but significantly more when the adjacent verge area is included in the future park
- The park would be noticeable on a corner and easily accessible for adjacent residents
- It would provide for an appropriate financial return to help fund the Shirley Strickland Reserve upgrades (refer to Financial Implications section of this report)

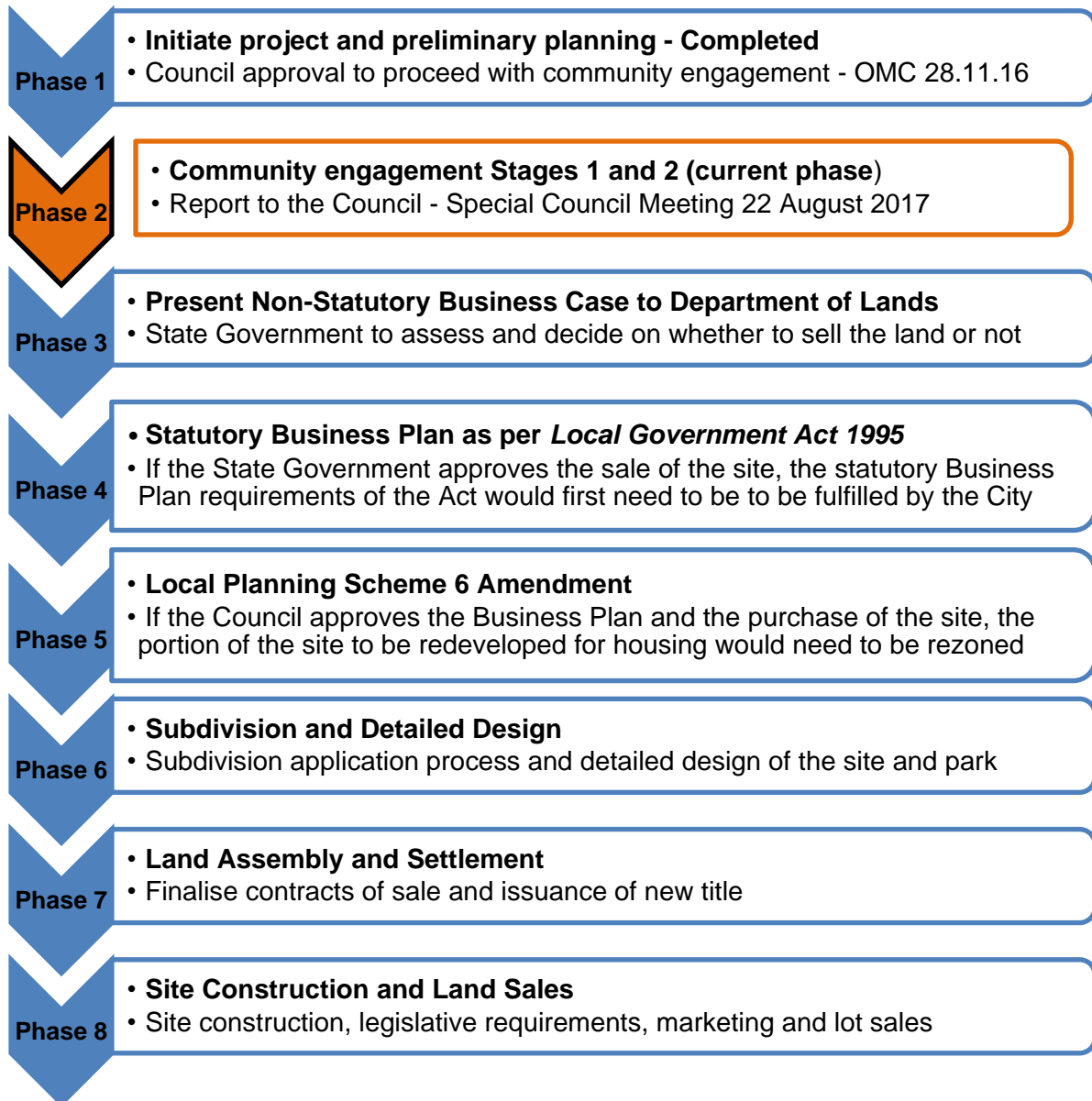
### Process

It is important to note that the project would need to be completed in stages over a number of years. There are important milestones that would need to be delivered before the idea could be implemented, the new park delivered and the proposed revenue from lot sales received by the City to help fund the Shirley Strickland Reserve project.

The key steps for the project are as shown diagram below.

The project is currently at the end of 'Phase 2- Community Engagement Stages 1 and 2'.

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**



**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)****ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

There are a number of alternative options for the Council to consider.

1. Resolve to support Concept Plan 1  
Concept Plan 1 provides some advantages, including locating a regular-shaped park on the street corner and a good urban design outcome with future houses overlooking the park. It would deliver the best financial return of the three concepts. However, it was not supported by the people who provided feedback.
2. Resolve to support Concept Plan 2  
Concept Plan 2 received almost as much support from the engagement participants as Concept Plan 3. It provides some advantages, including locating a regular-shaped park in the middle of the site, would provide a good urban design outcome with future houses overlooking the park and easy access for families living on Canna Way. The initial financial analysis suggests it would provide \$633,000 less revenue than Concept Plan 3. Accommodating existing drainage could be more complicated in this option.
3. Resolve to not support any of the three concepts  
The Council may decide to progress none of the concepts prepared so far. It could instead:
  - a. Request that another concept plan or plans be prepared. Some guidance would be needed on Council's expectations and objectives if this alternative were pursued.
  - b. Resolve that the whole site be developed as a park. This would mean that the project would deliver no revenue to help fund the Shirley Strickland Reserve upgrade project and would instead require new capital funding in a future budget.

**CONCLUSION**

A comprehensive, two-stage community engagement process has been undertaken to provide the greatest number of opportunities for people to participate. The Stage 2 community engagement process resulted in a total of 89 comments being received on the Melville Talks discussion forum or in written submissions, representing 2% of residents living in Ardross. There were mixed views from respondents:

- 41 comments supported one or more of the concept plans
- 11 comments provided comments or concerns on the proposed redevelopment
- 37 objections to the proposed redevelopment of the site were received

It is recommended that the City base the non-statutory Business Case to DoL and future scheme amendment / subdivision plan (should the State Government be supportive of the sale of the land) on Concept Plan 3 as: it received support in a comprehensive engagement process; would help seniors in the area to downsize to more manageable, independent dwellings; would allow for more parkland than the other two concepts and it would provide a significant funding contribution to the Shirley Strickland Reserve upgrades.

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

At 7.28pm Dr Silcox left the meeting and returned at 7.30pm.

**OFFICER RECOMMENDATION (3764)**

**APPROVAL**

At 7.28pm Cr Foxtton moved, seconded Cr Phelan –

**That the Council:**

- 1. Approves Concept Plan 3 as the preferred way to redevelop the site in future.**
- 2. Authorises the Chief Executive Officer to prepare a non-statutory Business Case, based on the preferred Concept Plan 3, and present the Business Case to progress negotiations with the Department of Lands regarding the purchase of the site in freehold from the State Government.**
- 3. Following a decision from the Department of Lands that is supportive of the sale of the land, notes that a further report will be presented to the Council on a draft statutory Business Plan in accordance with the *Local Government Act 1995*.**
- 4. Requests that the Chief Executive Officer advise all submitters and adjacent landowners in writing of the Council's resolution.**

**Amendment 1**

At 7.34pm Cr Pazolli moved, seconded Cr Barton –

That item one be amended by adding after the word future; “with an increase in public open space component amounting to 50% of the Mount Pleasant Bowls site”.

At 8.06pm the Mayor submitted the amendment, which was declared

**LOST (3/8)**

<b>Vote Result Summary</b>	
Yes	3
No	8

<b>Vote Result Detailed</b>	
Cr Barling	Yes
Cr Barton	Yes
Cr Pazolli	Yes
Cr Aubrey	No
Cr Foxtton	No
Cr Macphail	No
Cr Phelan	No
Cr Robartson	No
Cr Schuster	No
Cr Woodall	No
Mayor Aubrey	No

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)****Amendment 2**

At 8.07pm Cr Schuster moved, seconded Cr Aubrey–

*That the Council amend the Officer's Recommendation as follows:*

*That Recommendation 2 has a further sentence added at the end of the current recommendation to read;*

*"This non-statutory Business Case is to be referred to an Elected Members Information Session for discussion, before being forwarded to the Department of Planning, Lands and Heritage."*

At 8.09pm the Mayor submitted the amendment, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**COUNCIL RESOLUTION (3764)****APPROVAL**

**That the Council:**

- 1. Approves Concept Plan 3 as the preferred way to redevelop the site in future.**
- 2. Authorises the Chief Executive Officer to prepare a non-statutory Business Case, based on the preferred Concept Plan 3, and present the Business Case to progress negotiations with the Department of Lands regarding the purchase of the site in freehold from the State Government. *This non-statutory Business Case is to be referred to an Elected Members Information Session for discussion, before being forwarded to the Department of Planning, Lands and Heritage.***
- 3. Following a decision from the Department of Lands that is supportive of the sale of the land, notes that a further report will be presented to the Council on a draft statutory Business Plan in accordance with the Local Government Act 1995.**
- 4. Requests that the Chief Executive Officer advise all submitters and adjacent landowners in writing of the Council's resolution.**

At 8.18pm the Mayor declared the motion

**CARRIED (9/2)**

**P17/3764 – MOUNT PLEASANT BOWLING CLUB SITE FUTURE REDEVELOPMENT  
(REC) (ATTACHMENT)**

<b>Vote Result Summary</b>	
Yes	9
No	2

<b>Vote Result Detailed</b>	
Cr Aubrey	Yes
Cr Barling	Yes
Cr Foxton	Yes
Cr Macphail	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Woodall	Yes
Mayor Aubrey	Yes
Cr Barton	No
Cr Pazolli	No

Reasons for Amendment

Cr Schuster provided the following reasons in support of the amendment.

This proposal has been referred to the Council and Elector's meetings (either directly or indirectly) several times since it was raised through a Notice of Motion proposed by me. I think, given the history of consultation and review, that the non-statutory business case should be discussed with the Council informally at an EMIS before being submitted to DPLH as doubtless if the proposal proceeds the non-statutory business case will do much to inform the statutory business case.

At 8.19pm Mr Cracknell and Mr Rae left the meeting and did not return.

At 8.19pm the meeting was adjourned.

At 8.28pm the meeting resumed.

From 8.30pm until 8 55pm a deputation was heard from Mr G Kirk.  
From 8.56pm until 9.10pm a deputation was heard from Mr M Burns.  
From 9.11pm until 9 28pm a deputation was heard from Mr D Kenny.  
From 9.29pm until 9 43pm a deputation was heard from Ms H Cook.

At 9.41pm Cr Barling left the meeting and returned at 9.44pm.  
At 9.43pm Cr Robartson left the meeting and returned at 9.45pm.  
At 9.44pm Cr Schuster left the meeting and returned at 9.46pm.  
At 9.49pm Mr Fimmano left the meeting and returned at 9.53pm.  
At 10.01pm Cr Pazolli left the meeting and returned at 10.03pm.  
At 10.15pm Cr Phelan left the meeting and returned at 10.17pm.  
At 10.15pm Ms Tranchita left the meeting and returned at 10.18pm.  
At 10.26pm Cr Woodall left the meeting and returned at 10 28pm.  
At 10.38pm Mr Tieleman left the meeting and returned at 10.40pm.

From 9.45pm until 10.41pm a presentation was heard from Mr Cope and Mr Ponton.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

Disclosure of Interest

Item No.	P17/3765
Member	His Worship the Mayor
Type of Interest	Code of Conduct
Nature of Interest	Owner of property within the Activity Centre
Request	Stay, discuss and vote
Decision of the Council	Not Applicable

Disclosure of Interest

Item No.	P17/3765
Member	Cr R Aubrey
Type of Interest	Code of Conduct
Nature of Interest	Father owns property within the Activity Centre
Request	Stay, discuss and vote
Decision of the Council	Not Applicable

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

Ward : Applecross/Mount Pleasant  
 Category : Strategic  
 Application Number : Not Applicable  
 Property : Various  
 Proposal : Report on review of Canning Bridge Activity Centre Plan in response to matters raised in Council Resolutions  
 Applicant : City of Melville  
 Owner : Various  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : P16/3729 Report on Review of H4 Areas of Kintail and Ogilvie Quarters in the Canning Bridge Activity Centre - Ordinary Meeting of Council 13 December 2016; and various Council resolutions from February 2017, April 2017 and May 2017. P15/3607 Canning Bridge Structure Plan: Report on submissions and final adoption – Ordinary Meeting of Council - March 2015  
 Responsible Officer : Gavin Ponton  
 Manager Strategic Urban Planning

**AUTHORITY / DISCRETION**

**DEFINITION**

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. E.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input checked="" type="checkbox"/>	<b>Legislative</b>	<b><i>Includes adopting local laws, town planning schemes and policies.</i></b>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- The Canning Bridge Activity Centre Plan (CBACP) was adopted by the Council in March 2015
- In approving the CBACP the Council sought a 12 month review of its operations focusing on the impact of the plan in the “H4” areas towards the edges of the Plan boundary. The results of the H4 review were presented to Council in December 2016
- Since the H4 Review, approval of development, particularly in the transitional areas of the Plan has prompted a series of Council resolutions seeking review of various aspects of the plan including privacy, overshadowing, building heights, car parking and the development control of single dwellings.
- A project plan has been prepared to enable comprehensive review of the issues.
- This report provides an outline of findings in response to the various items raised and proposes a number of amendments to the CBACP:
  - Building Height – roof structures not to be included in the calculation of building height, but introduce setbacks to roof structures to reduce impacts, provide additional clarity as to the type of mezzanine levels to be supported, regulate height of buildings by restricting four storey developments to sites with a minimum 25 metre frontage.
  - Parking - no change to minimum parking standards is recommended. Further investigations are proposed with respect to the capacity of the precinct to accommodate visitor parking.
  - Single dwellings – separate development controls is not proposed however it is recommended that applicants be required to demonstrate ability to convert dwellings to more intensive development at a later date. It is also recommended that a minimum two storey height requirement be introduced to further demonstrate the intended level of intensity.
  - Privacy and Overshadowing – introduction of privacy controls (as depicted in Design WA) for development within the H4 areas of the CBACP is recommended. It is also recommended that to respond to overshadowing and building bulk, developments around the perimeter of the CBACP be required to set back portions of buildings over two storeys a minimum of eight metres from the applicable boundary.
  - Dwelling yield and infrastructure capacity – it is noted that the CBACP is responding to factors such as infrastructure capacity and dwelling targets. Substantial reduction in development potential due to infrastructure capacity or movement towards dwelling targets is not recommended. Further details on infrastructure and development capacity are proposed to be provided at an Elected Member Information Session later in 2017.
- It is recommended that the Council supports the proposed modifications to the CBACP and that those modifications form the basis for preparation of an amendment to the Plan. The proposed amendment wording would subsequently be presented to Council to initiate formal advertising. Any subsequent approval of the amendment would require a further decision by Council and would be required to be forwarded to the Western Australian Planning Commission (WAPC) for determination.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****BACKGROUND**

Since adoption of the CBACP a series of Council resolutions have sought review of various matters.

The wording of these Council resolutions is attached:

**[3765 Attachment 1 Council Resolutions Seeking Review of Aspects of the CBACP](#)**

A project plan to undertake an interim review of the CBACP was prepared to enable a coordinated response to the Council resolutions. The Project scope reflects the content of the Council resolutions as follows:

**Definition of height:**

- consideration of including open roof structures in the maximum height limit of 16m in H4 areas (Council resolution 21 February 2017)
- consideration of additional clarity with respect to the definition of mezzanine (Council resolution 16 May 2017)

**Car Parking:**

- consideration of changes to require minimum parking standards (One bay per single bedroom dwelling; 1.5 bays for two or three bedroom dwellings and two bays for four bedroom dwellings) (Council resolution 21 February 2017)
- investigation of the suitability of the visitor parking requirements in Quarters one and two (Council resolution 21 February 2017)

**Relaxation of Controls for Single Dwellings:**

- Consideration of more favourable assessment of single dwellings and use of more suburban setback, height controls etc in the case of proposed single dwelling developments on smaller lots in the H4 area, where there may be little prospect of higher density development on adjoining sites (resolution 13 December 2016, P16/3729)

**Privacy, Building Bulk and Overshadowing:**

- Consideration of introducing privacy requirements in H4 areas and potentially other areas of the CBACP (Council resolution 18 April 2017)
- Consideration of requirement for applicants to submit “Amenity Impact Statements” in areas such as H4, H8 and M10 where proposed developments adjoin non multi-unit developments (Council resolution 18 April 2017)

**Lot sizes and building height:**

- Consideration of changes to minimum lot sizes to achieve certain building heights. For example require a minimum lot size of 1,200m<sup>2</sup> for any building 14 metres or higher (Council resolution 18 April 2017)

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

Dwelling Yields, Infrastructure Capacity and Opportunities to Tighten Density Controls:

- Consideration of expected dwelling potential from current CBACP controls, comparison with State Government expectations/targets and identification of opportunity to further control density whilst still meeting targets. (Council resolution 18 April 2017)

**Scheme Provisions**

MRS Zoning	:	Urban
LPS Zoning	:	Various
R-Code	:	Various
Use Type	:	Not Applicable
Use Class	:	Not Applicable

**Site Details**

Lot Area	:	Not Applicable
Street Tree(s)	:	Not Applicable
Street Furniture (drainage pits etc.)	:	Not Applicable
Site Details	:	Not Applicable

**DETAIL**

A review of the CBACP has been completed in response to the scope summarised above. Key stages of the review project have included:

- Examination of the intended function of the current provisions of the CBACP included in the scope and an evaluation of the issues relating to their operation
- Review of alternative development control responses employed in various similar activity centres
- Review of development control responses provided by the R-Codes and the State Government draft higher density development initiative, "Design WA"
- Identification and evaluation of various options in response to the items in the project scope
- Identification of preferred/recommended responses in relation to the items in the project scope.

The project has been managed in-house with additional input from an urban design/architecture consultant. The recommended responses have also been subject to assessment and subsequent endorsement by the Canning Bridge Design Review Panel (CBDRP) noting that the CBDRP identified opportunity for further consideration of incorporating additional design and amenity initiatives into the CBACP on finalisation of the State Government Design WA Apartment Design initiative.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

Results of the project investigations for each of the scope items are summarised in the table below:

**Building Heights – Proposals to Include Roof Structures Within Height Calculation:**

Purpose of Existing Controls	Issues Prompting Proposed Changes	Comment on proposed changes/options
<ul style="list-style-type: none"> <li>• Roof gardens and terraces provide opportunities for recreation space and landscaping for resident use.</li> <li>• Roof gardens facilitate water capture and reduce heat island effects.</li> <li>• Structures within roof top recreation areas improve the useability of the spaces.</li> <li>• The four storey, 16 metre height limit is aimed at encouraging generous (high amenity) floor to ceiling heights.</li> </ul>	<ul style="list-style-type: none"> <li>• Roof top structures are adding to building bulk/height.</li> <li>• Use of roof top structures may contribute to issues with noise and privacy/overlooking.</li> </ul>	<ul style="list-style-type: none"> <li>• Including roof top structures within the 16m height limit would constrain opportunities for roof top gardens and/or reduce their usability (in four storey developments).</li> <li>• Where roof top structures are provided, within the 16m height limit, there would be need to reduce the floor to ceiling heights within the building (in four storey developments), potentially reducing resident amenity.</li> <li>• Recognised that there is a need to manage the extent of roof top structures to limit issues relating to bulk and privacy/noise.</li> </ul>

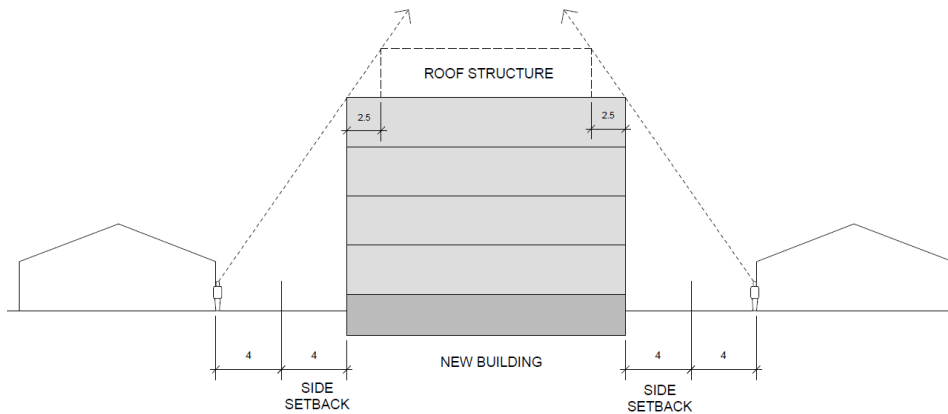
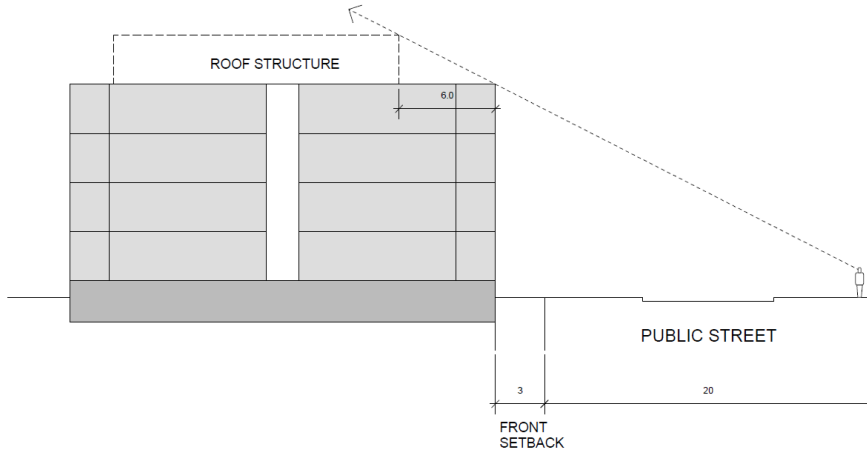
*Conclusions:*

Proposal to include roof structures within the 16m height limit is not supported. Instead it is recommended the impact of structures be managed through the following measures:

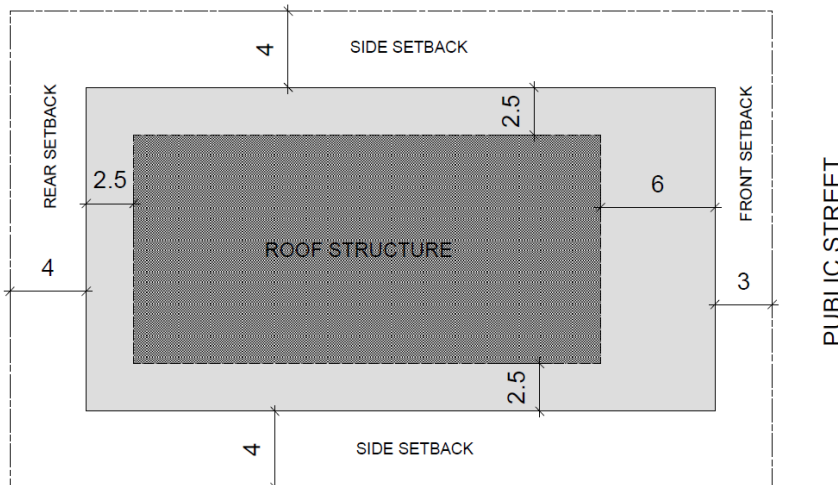
- Roof structure height limit of 3m
- Clarification that roof structures are to be open on at least three sides
- Structures to be setback 6m from building edge at street boundary and 2.5m from building edge for side and rear boundaries.
- The design of roof structures and spaces being subject to privacy provisions of Design WA (accessible roof spaces being designed, screened or setback to ensure compliance with privacy requirements).

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

Cross section of proposed setbacks to roof structures:



Plan View of Proposed Setbacks to Roof Structures:



**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

**Building Heights – Clarification of Circumstances for Allowing Mezzanine Floors:**

Purpose of Existing Controls	Issues Prompting Proposed Changes	Comment on proposed changes/options
<ul style="list-style-type: none"> <li>Mezzanines are referenced in the CBACP and indicated as being outside of the definition of a storey.</li> <li>Use of mezzanine levels is considered to be an acceptable form of design, particularly where the approach enables an efficient use of building space.</li> </ul>	<ul style="list-style-type: none"> <li>Mezzanine levels may effectively create an additional floor level in a building resulting in additional intensity and building bulk and height.</li> <li>An opportunity exists to clarify the CBACP and Building Code definition of mezzanine to establish if a mezzanine is intended to be considered a storey with respect to the height limits of the CBACP.</li> </ul>	<ul style="list-style-type: none"> <li>The opportunity for including mezzanine levels in developments in the CBACP is likely to contribute to diversity of design.</li> <li>A buildings overall height and bulk would continue to be regulated given that overall height controls would continue to apply.</li> <li>Use of mezzanine levels should however be managed to ensure that they are not used as a mechanism to effectively achieve an additional storey.</li> </ul>

*Conclusions:*

It is recommended that additional clarification be provided in the CBACP to indicate that, for the purposes of the Plan, mezzanine floors may be permitted and that they would not constitute a storey. (Building Code requirements which may interpret certain mezzanine levels as a separate storey for fire regulation would continue to apply for that purpose). Design and extent of mezzanine levels should also be managed in response to concerns that they may be used to create excessive floorspace. In this regard the following controls are recommended for mezzanines:

- Floor area limited to one third of the floor space they are located within
- Mezzanine area to be open to the space below
- The external elevations to mezzanine spaces not appearing as a separate floor.

**Increasing Minimum Car Parking Requirements/Investigate Visitor Parking Standards:**

Purpose of Existing Controls	Issues Prompting Proposed Changes	Comment on proposed changes/options												
<ul style="list-style-type: none"> <li>The CBACP includes minimum and maximum requirements for parking for residential development.</li> </ul> <table border="1" data-bbox="188 1854 571 2016"> <thead> <tr> <th>No. Bedrooms</th> <th>Min</th> <th>Max</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0.75</td> <td>1</td> </tr> <tr> <td>2-3</td> <td>1</td> <td>1.5</td> </tr> <tr> <td>4+</td> <td>1.25</td> <td>2</td> </tr> </tbody> </table>	No. Bedrooms	Min	Max	1	0.75	1	2-3	1	1.5	4+	1.25	2	<ul style="list-style-type: none"> <li>The parking standards may result in insufficient off street parking which would lead to additional street parking congestions.</li> <li>The alternative proposed in the Council resolution is to increase the minimum parking standards (in line with</li> </ul>	<ul style="list-style-type: none"> <li>The existing minimum parking standards are in keeping with similar centres, with good access to public transport.</li> </ul>
No. Bedrooms	Min	Max												
1	0.75	1												
2-3	1	1.5												
4+	1.25	2												

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

<ul style="list-style-type: none"> <li>• The minimum requirements are less than typical suburban standards, whilst the maximums are similar to typical suburban standards.</li> <li>• The lesser minimum requirements are reflective of the precincts proximity to public transport and services.</li> <li>• The maximum standards are intended to limit impact on the existing road network and encourage other forms of transport.</li> <li>• Additional visitor parking bays are not required, having regard to the availability of street parking, off street public parking and access to public transport.</li> <li>• Provision of off-street visitor parking also raises issues of amenity (undesirability of visitor bays dominating street setback areas) and practicality (visitor bays in secured on-site parking areas are often not used due to complexity of access).</li> </ul>	<p>the current maximum requirements) to the following:</p> <table border="1" data-bbox="603 501 975 658"> <thead> <tr> <th>No. Bedrooms</th> <th>Suggested Min</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> </tr> <tr> <td>2-3</td> <td>1.5</td> </tr> <tr> <td>4+</td> <td>2</td> </tr> </tbody> </table> <p>The Council resolution also sought investigation into the impacts associated with the CBACP practice of not requiring a visitor parking allocation.</p>	No. Bedrooms	Suggested Min	1	1	2-3	1.5	4+	2	<ul style="list-style-type: none"> <li>• The existing standards assist with housing affordability and provide opportunities to respond to demand for apartments without a car bay.</li> <li>• Developers still have the opportunity to provide additional bays up to the existing maximums, and generally do so.</li> <li>• Parking management planning has indicated high availability of street parking and off-street public parking to accommodate visitor parking demand.</li> </ul>
No. Bedrooms	Suggested Min									
1	1									
2-3	1.5									
4+	2									

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

*Conclusions:*

Increase in the minimum parking standards for residential development within the CBACP is not supported. The range of minimum parking bay requirements and maximum parking bay controls, acknowledges the good accessibility of the precinct to alternative transport options and the need to manage vehicle movement. The existing controls are also in keeping with those of similar strategic centres and not dissimilar to the minimum standards identified in the R-Codes for R40+ developments with access to public transport.

It is recommended that further investigation be undertaken of the CBACP approach of not requiring a separate visitor parking allocation. Off street visitor parking in front setback areas detracts from the desired urban character of the precinct and secured on-site bays present access complexity. Parking management studies to date indicate suitable capacity of public transport, alternative transport options, street parking and off street public parking areas to accommodate the needs of visitors. Further investigations are however proposed to explore the capacity of these option and other initiatives to identify and respond to visitor parking demands.

**Relaxation of Controls for Single Dwellings:**

<b>Purpose of Existing Controls</b>	<b>Issues Prompting Proposed Changes</b>	<b>Comment on proposed changes/options</b>
<ul style="list-style-type: none"> <li>• Areas such as H4 within the CBACP are designed to provide a transition between high intensity areas in the precincts core and lower density residential areas around the perimeter.</li> <li>• The H4 area is still however envisaged to develop for high density residential purposes.</li> <li>• To convey this long term objective, “single houses” are identified as a use which is not preferred and are subject to the same setback and intensity expectations of a multiple dwelling development.</li> </ul>	<ul style="list-style-type: none"> <li>• Issues are raised that owners of existing single dwellings who want to extend their single dwelling, rebuild their single dwelling or sell their property are constrained as:</li> <li>• Single dwellings are not a preferred use;</li> <li>• Any single dwelling would have to comply with H4 standards (eg substantial side setbacks)</li> <li>• The approach proposed in the Council resolution is to provide additional recognition to allow single dwellings to be built in H4 areas and for standard R-Code rules to apply in certain circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>• Given the longer term objective of the CBACP, single dwellings are designated as not preferred. This status does not preclude the possibility of building a single dwelling, subject to the single dwelling reflecting the anticipated built form in the precinct and acknowledging the prospect of more intensive development on adjacent properties.</li> <li>• A key issue is the impact on amenity of single dwellings as the precinct intensifies and potential for development on adjoining sites to be constrained due to the existence of a single dwelling on an adjacent site.</li> </ul>

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

<ul style="list-style-type: none"> <li>• This approach in turn is intended to encourage consideration of amalgamation and subsequent redevelopment of existing lots.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposal relates to lots less than 800sqm, which have single dwellings on at least two boundaries and where (in the opinion of Council) there is no reasonable prospect of more intensive development occurring within 15 years. The approach includes a notice on approval advising owners that intensive development may occur on the adjoining lots (which may impact the amenity of their single dwelling).</li> </ul>	<ul style="list-style-type: none"> <li>• It is considered that the proposal to allow additional flexibility for single dwelling development based on factors such as an assessment of the likelihood of development on adjoining sites would be difficult to determine and apply, and would ultimately constrain achievement of the CBACP objectives.</li> </ul>
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*Conclusions:*

Single dwellings in the CBACP whilst not preferred, are not precluded, particularly on lots that may not be suited to more intensive development. Discretion within the CBACP provides opportunity to examine the suitability of single dwellings and the nature of proposed built form to be assessed on a case by case basis. Accordingly the proposal to apply more suburban standards to single dwellings based on an evaluation of development potential of adjoining lots is not supported. The approach would also detract from the intent of the current H4 provisions which aim at discouraging single dwelling development and promote more intensive development. In relation to these objectives it is further recommended that where a single dwelling is entertained, that the applicant demonstrates the ability of the structure to be converted to more intensive development (eg apartments) at a later date. With regard to achieving the scale and intensity envisaged in the CBACP, it is further recommended that all development be subject to a minimum height of two storeys.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
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**Privacy and Amenity – Introducing Privacy Controls and Requiring Amenity Impact Statements:**

<b>Purpose of Existing Controls</b>	<b>Issues Prompting Proposed Changes</b>	<b>Comment on proposed changes/options</b>
<ul style="list-style-type: none"> <li>• Areas such as H4 within the CBACP are designed to provide a transition between high intensity areas in the precincts core and lower density residential areas around the perimeter.</li> <li>• The H4 area is still however, envisaged to develop for high density residential purposes.</li> <li>• Standard R-Code privacy provisions have not been applied in the CBACP to minimise barriers to development as the area transitions from low to high density.</li> </ul>	<ul style="list-style-type: none"> <li>• Adverse impacts on privacy and amenity are the key issues being raised by existing residents in relation to proposals for multiple dwellings.</li> <li>• Clauses in the CBACP which exclude assessment of these items are often not understood by residents, are taken up by developers and on occasion result in impacts on neighbouring properties.</li> <li>• The proposed Council resolution seeks introduction of provisions which require assessment of privacy impacts in the H4 area where adjoining properties are single dwellings or grouped dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>• Introduction of privacy provisions will result in portions of buildings being required to be setback further from boundaries. This may present challenges to building design, particularly on narrow lots.</li> <li>• Overall, additional attention to privacy and amenity controls is supported and will respond to current concerns.</li> <li>• An approach to introduce privacy controls across all H4 areas would be less complicated than an approach which required privacy controls dependent upon the nature of development on adjoining sites.</li> </ul>

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<ul style="list-style-type: none"> <li>In lieu of privacy provisions the CBACP identifies a uniform 3 to 4 metre side setback for development within the H4 area. The setback is intended to provide a degree of separation of buildings and to provide opportunity for view corridors between sites.</li> </ul>	<ul style="list-style-type: none"> <li>Measures to reduce impacts to include consideration of glazing technologies, placement and size of windows etc</li> <li>In addition the resolution seeks submission of Amenity Impact Statements for all development above four storeys which adjoins single or grouped dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Introduction of privacy provisions will respond to the concerns raised and is considered to negate the need for the additional submission of “amenity impact statements”</li> </ul>
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*Conclusions:*

The notion of introducing privacy controls within the H4 areas of the CBACP is supported. Introduction of an industry standard with respect to privacy and amenity impacts is preferred for consistency and suitable outcomes. Options for privacy controls for the CBACP include adoption of provisions from the R-Codes (R50+) or the State Government’s draft Apartment Design policy incorporated into the Design WA initiative. It is noted that the Apartment Design policy is intended to replace the controls for multiple dwellings under the R-Codes. A comparison of the privacy provisions of the two documents is provided below:

R-Code Privacy Setbacks:

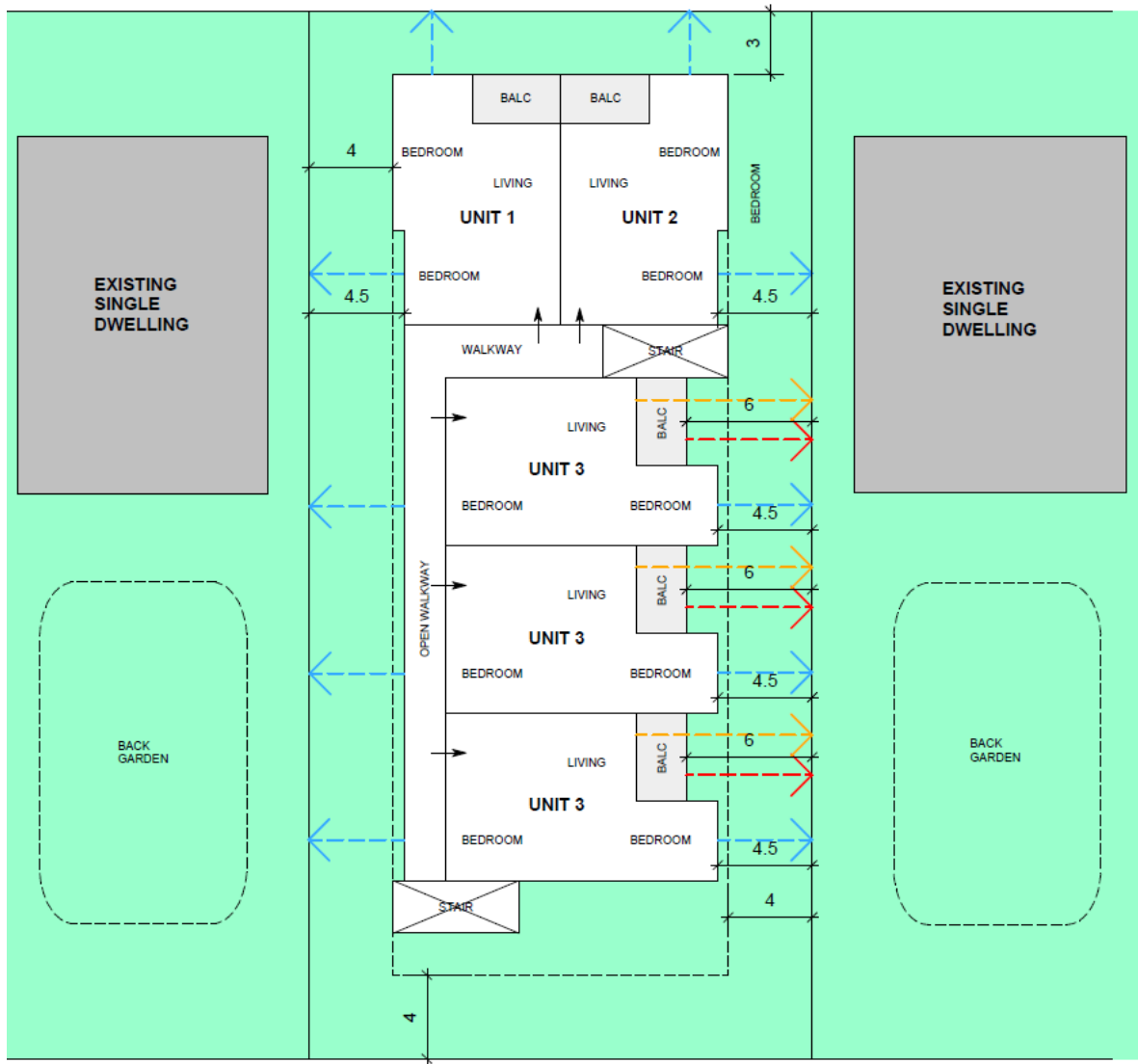
Type of habitable room/space	R-Codes (R50+)	Apartment Design (Design WA)
Major opening to bedroom or study	3m	4.5m
Major opening to other habitable room (living room etc)	4.5m	4.5m
Unenclosed active habitable space (balcony, roof terrace)	6m	6m

Adoption of the Apartment Design privacy provisions is recommended for development within H4 areas. It is noted the Apartment Design provisions also include a restriction on the amount of a major opening or balcony that can be screened to achieve compliance. This approach encourages windows and balconies to be designed to achieve privacy requirements through achievement of setbacks rather than through screening of the opening. This approach enhances amenity outcomes for occupants of a dwelling and potentially achieves improved separation to neighbouring sites.

It is noted that the finalisation of the State Government’s Apartment Design initiatives (anticipated by end of 2017) will present an opportunity to consider and review potential further alignment of applicable development controls across all of the City’s Activity Centre Plan/Structure Plan areas. Such a review would also consider opportunities to incorporate additional design and amenity initiatives into the CBACP. Further details of the finalisation of the Apartment Design provisions and potential wider application to the City’s Activity Centre Plans and Structure Council’s would be presented to Council for consideration/determination.

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An example of outcomes achieved in a typical development with the application of the Apartment Design privacy provisions is shown in the diagram below. The existing standard side and rear setback distance under the current CBACP is shown hatched. In addition to an increased side setback distance to bedrooms and balconies, the introduction of privacy controls is likely to encourage greater articulation to the side elevation of buildings. Impact on neighbouring properties may be further reduced as the greater setback requirements is also likely to encourage building designs which orientate balconies and major openings toward the street or internally rather than towards side boundaries. Adoption of the Apartment Design privacy provisions for H4 areas is recommended accordingly.



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**Building Bulk and Overshadowing:**

Purpose of Existing Controls	Issues Prompting Proposed Changes	Comment on proposed changes/options
<ul style="list-style-type: none"> <li>Standard suburban R-Code overshadowing provisions are not included in the CBACP given that they would be unworkable with the intensity of development envisaged.</li> </ul>	<ul style="list-style-type: none"> <li>Whilst not specifically raised in Council resolutions, a review of building bulk and associated overshadowing is considered warranted around the perimeter of the CBACP area.</li> <li>Three and four storey development on sites adjoining land outside of the CBACP area have potential to impact on the amenity of these lower density areas.</li> <li>Accordingly for development on land adjoining sites outside of the Plan area it is proposed to require an additional building setback for upper levels.</li> <li>Specifically it is proposed that third and fourth storeys be setback an additional four metres from adjoining sites (over and above the standard three or four metre setback as applicable).</li> </ul>	<ul style="list-style-type: none"> <li>Properties adjoining land within the CBACP area warrant additional protection from the proposed intensity of development.</li> <li>The suggested additional setback to third and fourth storeys (together with proposals regarding privacy controls and building height on smaller lots) will assist in reducing impacts of bulk and overshadowing on these properties and further assist in providing a transition to lower density areas.</li> </ul>

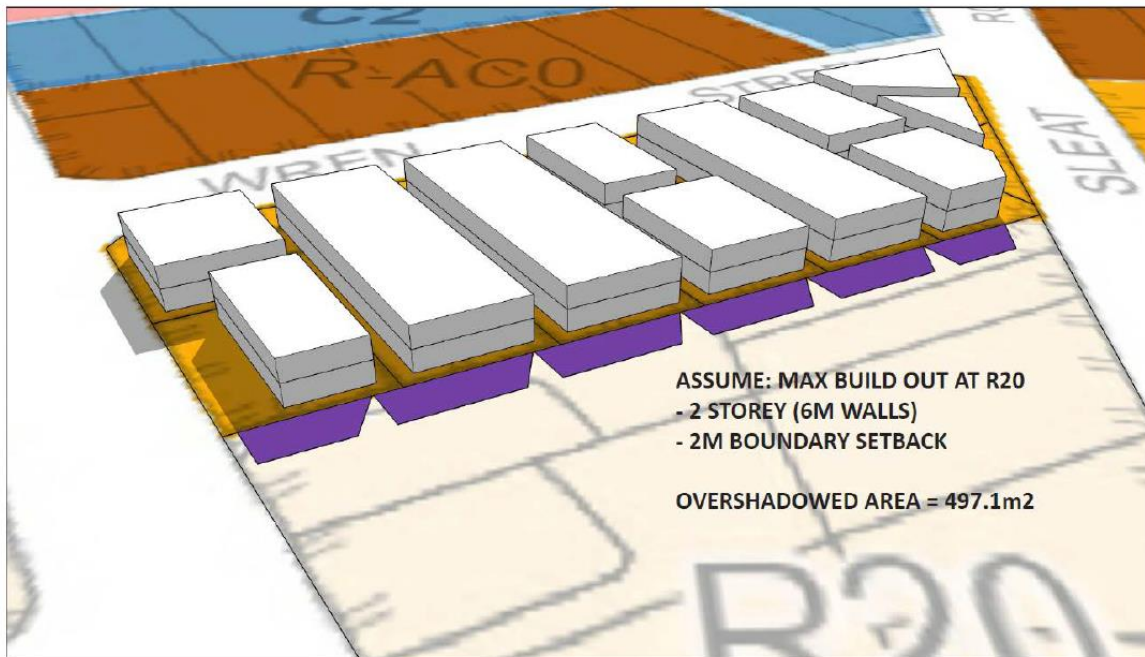
*Conclusions:*

Shadow diagram analysis has been used to determine how far a three or four storey development would need to be setback from an adjoining property to reduce impacts of bulk and shade to that of a more typical two storey development. Investigations indicate that an eight metres setback to third and fourth storeys from side or rear boundaries would provide a significant reduction in impacts of bulk and shade. That is for sites on the perimeter of the CBACP area, adjoining land outside the Plan area, development would be required to be setback four metres for the first two levels (or greater setback if required by privacy controls), with any third or fourth storey being stepped back further to achieve an overall setback of eight metres. Introduction of this requirement is recommended.

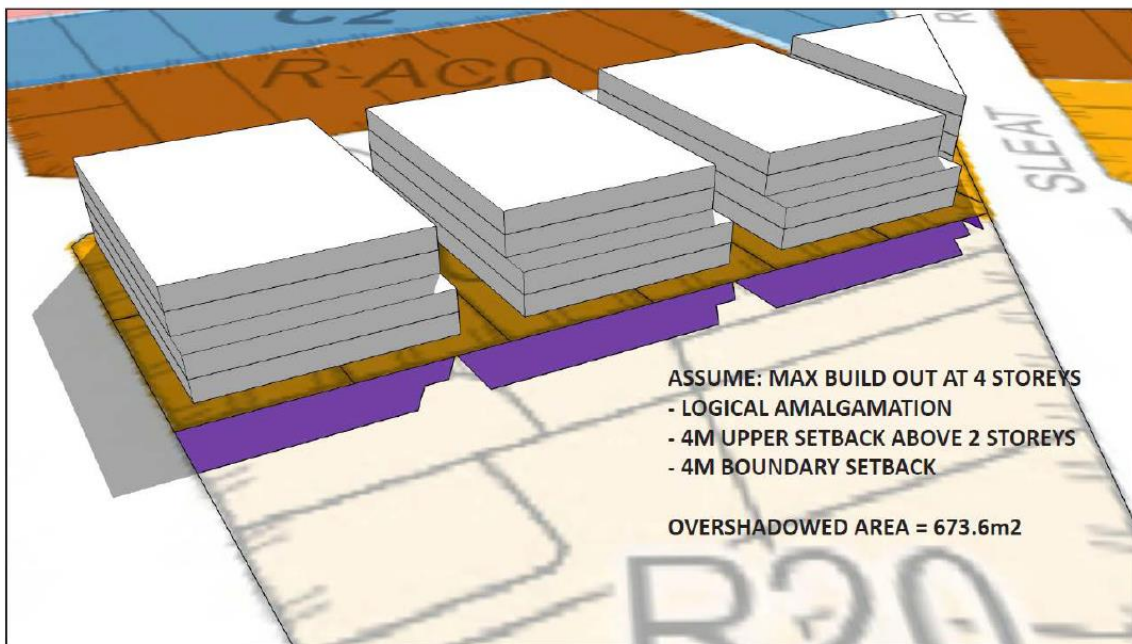
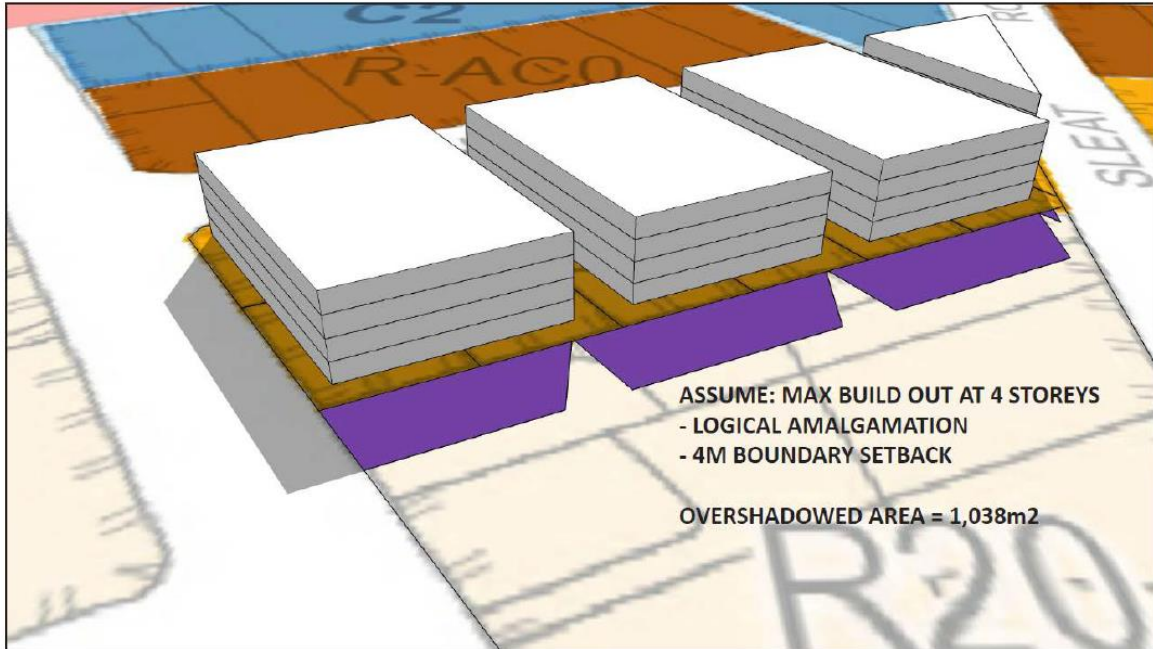
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The diagrams below depict the typical shadow and bulk experiences resulting from:

- A) A typical two storey development subject to standard R-Code setback requirements
- B) A four storey development setback in accordance with the current CBACP requirements (four metre setback)
- C) A four storey development with the upper levels setback a total of eight metres from the boundary.



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**Lot Sizes and Building Height:**

Purpose of Existing Controls	Issues Prompting Proposed Changes	Comment on proposed changes/options
<ul style="list-style-type: none"> <li>The CBACP includes a range of height controls which allow for progressive increase in intensity towards the centre of the precinct.</li> <li>The H4 area is limited to four storeys and 16m. In H8 the limit is eight storeys and 26m. It is further noted that for any building above 20m, that a minimum lot size of 1,200m<sup>2</sup> is required.</li> <li>This approach is intended to promote amalgamation of lots, with the larger sites presenting greater capacity for more intensive development.</li> </ul>	<ul style="list-style-type: none"> <li>Concerns have been raised with regard to the suitability of tall buildings on small parcels of land, in particular four storey developments on standard residential lots.</li> <li>Requirement for taller buildings to be on larger may present additional opportunity for greater side setbacks or to generally reduce a developments impact on adjoining sites.</li> <li>In these circumstances the Council resolution sought a requirement for development of 14 metres in height (approximately four storeys) to be restricted to lots 1,200m<sup>2</sup> or greater.</li> </ul>	<ul style="list-style-type: none"> <li>The relationship between lot characteristics and capacity to develop to a certain height is recognised.</li> <li>It is considered that minimum lot frontage is a better indicator of a sites capacity for additional height, particularly in the H4 area</li> <li>It is recommended that in addition to the existing 20 metre height/1,200m<sup>2</sup> lot size requirement, that a further requirement be introduced in H4 requiring a minimum frontage of 25 metres for four storey development.</li> <li>Accordingly lots in H4 with less than a 25m frontage would be limited to three storeys and 12 metres.</li> </ul>

*Conclusions:*

Additional restrictions on building height in the H4 area are recommended. Investigations indicate lot frontage is a better indicator of a sites capacity for taller development. In H4 it is recommended that development be limited to three storeys and 12 metres if the street frontage of a lot is less than 25 metres. This control would effectively limit development potential of a typical single lot in the H4 area to three storeys. More intensive development would generally require amalgamation of lots to achieve the required frontage.

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**Dwelling Yields/Targets and Precinct Intensity:**

<b>Purpose of Existing Controls</b>	<b>Issues Prompting Proposed Changes</b>	<b>Comment on proposed changes/options</b>
<ul style="list-style-type: none"> <li>• The State Government, Directions 2031 has identified a target of 11,000 new dwelling for the City by 2031.</li> <li>• The approach of the City's Local Planning Strategy is to accommodate the bulk of these new dwellings in activity centres and activity corridors.</li> <li>• A target of approximately 2100 new dwellings by 2031 has been identified for the CBACP.</li> <li>• The content of the CBACP is intended to provide capability to achieve the above targets.</li> </ul>	<ul style="list-style-type: none"> <li>• The Council resolution seeks review of the likely development intensity and yields under CBACP having regard to the identified targets.</li> <li>• Investigation is also requested into the capacity of existing infrastructure in relation to planned development intensity.</li> </ul>	<ul style="list-style-type: none"> <li>• Preparation of the CBACP included analysis of the capacity of existing infrastructure to support varying levels of development intensity.</li> <li>• Need for infrastructure upgrades (transport, public utilities and community facilities) has been identified in the CBACP and scheduled as a series of actions in the short, medium and long term.</li> <li>• In terms of targets, current number of approved dwellings would suggest satisfactory movement toward 2100 new dwellings by 2031. Actual dwelling construction however is not on track with the identified targets.</li> <li>• At this point there is not considered to be an opportunity to substantially reduce development permissibility in the CBACP.</li> </ul>

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)***Conclusions:*

The CBACP provides for the development of the precinct into an intensive mixed use centre. The planned intensity of the centres is based on understanding of existing and required infrastructure capacity. Upgrades to infrastructure (roads, public transport, power, water, waste water etc) will be required to achieve the long term levels of intensity envisaged for the centre. These upgrades are identified as actions associated with the CBACP. The bulk of the required upgrades will require State Government investment.

In terms of dwelling targets, the CBACP is currently behind schedule in delivery of new dwelling towards the 2031 targets. Current number of approved dwellings however suggests the targets remain achievable. Substantial adjustment to development intensity envisaged under the CBACP based on infrastructure requirements or progress toward targets is currently not recommended.

An overview of infrastructure requirements in the CBACP and the relationship to dwelling targets and planned levels of development intensity is proposed to be the subject of an Elected Members Information Session later in 2017.

**STAKEHOLDER ENGAGEMENT**

Advertising Required: No advertising is required as part of investigations undertaken to date. Advertising will be required if the proposed changes proceed to a formal amendment to the CBACP

**I. COMMUNITY**

An Activity Centre Plan amendment would be required to be advertised for 30 days. Advertising would commence should a formal amendment be initiated (separate Council approval)

**II. OTHER AGENCIES / CONSULTANTS**

Relevant servicing/government agencies would be consulted as part of any formal amendment to the Activity Centre Plan.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****STATUTORY AND LEGAL IMPLICATIONS**

This report presents the findings of a review of various aspects of the CBACP. If the report findings are supported a formal amendment to the CBACP would be prepared. This amendment would require initiation by Council and would be required to follow the processes outlined by LPS6 and *Planning and Development (Local Planning Schemes) Regulations 2015*.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this request.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

The review of the CBACP aligns with the City's strategic goals and in particular responds to Priority 3 of the Corporate Business Plan, "Urban development creates changes in amenity (positive and negative) which are not well understood". The review of the CBACP focuses on responding to identified amenity concerns, whilst maintaining the overall strategic objectives of the plan.

**POLICY IMPLICATIONS**

There are no policy implications with this proposal.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

This review recommends progression towards a number of amendments to the CBACP in response to the items raised in the earlier Council resolutions and for further investigation of matters such as visitor parking. The Council may choose to not proceed with the recommended changes or to consider modification to the direction of the suggested changes. The recommended changes are considered to suitably respond to the concerns raised in the resolutions, whilst maintaining the objectives and strategic intention of the CBACP. Alternative options may detract from achievement of these strategic objectives.

**CONCLUSION**

This report responds to a series of Council resolutions seeking review of various aspects of the CBACP. The items raised have been investigated as part of a comprehensive review process and a package of proposed modifications is recommended.

In summary the following modifications to the CBACP and additional actions is proposed:

- Building Height – roof structures not to be included in the calculation of building height, introduce setbacks to roof structures to reduce impacts, provide additional clarity as to the type of mezzanine levels to be supported.

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- Parking - no change proposed to existing minimum parking standards. Further investigations to occur in terms of the capacity of the precinct to accommodate visitor parking.
- Single dwellings – no change to introduce separate development controls and introduction of a requirement for applicants to demonstrate ability to convert dwellings to more intensive development at a later date. Also introduce a minimum two storey height requirement to further demonstrate the intended level of intensity in the precinct.
- Privacy and Overshadowing – introduce privacy controls (as depicted in Apartment Design provisions of Design WA) for development within the H4 areas of the CBACP. Require developments around the perimeter of the CBACP to setback portions of building over two storeys a minimum of 8m from the boundary.
- Lot size and building height - regulate height of buildings in the H4 area by restricting four storey development to sites with a minimum 25 metre frontage.
- Dwelling Yield and Capacity - noted that the CBACP is responding to factors such as infrastructure capacity and dwelling targets. Accordingly, substantial reduction in development potential due to infrastructure capacity or movement towards dwelling targets is not recommended. Further details on infrastructure and development capacity to be provided at an Elected Member Information Session later in 2017.

The items proposed, in particular, the introduction of privacy/amenity setbacks in H4 area and the three storey limit for development within H4 on lots not achieving a 25 metre frontage will substantially respond to the concerns being raised in the transitional areas of the CBACP, whilst maintaining a level of development intensity in keeping with the Plan's objectives.

Should the package of modifications be supported, the next step is formulating the proposals into a statutory format which can be inserted into the CBACP structure. Upon completion of this step, the formal amendment would be presented to the Council for consideration of initiating the amendment process including commencement of public advertising.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****OFFICER RECOMMENDATION (3765)****APPROVAL**

At 10.42pm Cr Aubrey moved, seconded Cr Macphail –

**That the Council:**

1. **Notes the findings of Report P17/3765 with respect to the review of Canning Bridge Activity Centre Plan.**
2. **Supports the progression of the proposed modifications to the preparation of a formal amendment to the Canning Bridge Activity Centre Plan in accordance with the proposals outlined in Report P17/3765, in particular:**
  - a. **Building Height:- roof structures not being included in the calculation of building height, however setbacks to roof structures and height limits to be introduced to reduce impacts**
  - b. **Mezzanine Levels: - provide additional clarity as to the type, scale and appearance of mezzanine levels which may be supported.**
  - c. **Parking: - no change proposed to existing minimum parking standards, however, further investigations to occur in terms of the capacity of the precinct to accommodate visitor parking.**
  - d. **Single dwellings: – no change to introduce separate development controls for single dwelling and introduction of a requirement for applicants to demonstrate ability to convert dwellings to more intensive development at a later date. Also introduce a minimum two storey height requirement to further demonstrate the intended level of intensity in the precinct.**
  - e. **Privacy and Amenity: – introduce privacy controls (as depicted in Apartment Design provisions of Design WA) for development within the H4 areas of the CBACP.**
  - f. **Overshadowing and Building Bulk: - Require developments on sites adjoining land outside of the CBACP to setback portions of building over two storeys a minimum of eight metres from the applicable boundaries.**
  - g. **Lot size and building height: - regulate height of buildings in the H4 area by restricting four storey development to sites with a minimum 25 metre frontage**
  - h. **Dwelling Yield and Capacity - note that the CBACP is responding to factors such as infrastructure capacity and dwelling targets and accordingly, substantial reduction in development potential due to infrastructure capacity or movement towards dwelling targets is not recommended.**
3. **Upon completion of preparation, the formal amendment to the Canning Bridge Activity Centre Plan be presented to the Council for initiation of the amendment process and commencement of advertising.**

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**

**Amendment 1**

At 10.42pm Cr Schuster moved, seconded Cr Woodall–

***That the Council amends the Officer’s recommendation by:***

- 1. Adding to the end of Recommendation 2 (a) the words “and the roof structures incorporate suitable boundary structures such as glass screening or plants to denote the roof structure set back line;**

With the consent of the mover and seconder, item 1 of the amendment was withdrawn to allow for further discussion with officers.

- 2. Deleting Clause 2 (c) and replacing it with the following words “Parking – amend the car parking provisions in Element 18, Clause 18.3, of the Canning Bridge Activity Centre Plan to require single bedroom dwellings (or studios) to have a minimum ratio of one on-site car bay for each dwelling; a minimum ratio of 1.5 on-site car bays for each two or three bedroom dwelling; and a minimum ratio of 2 car parking bays for each dwelling of four bedrooms or greater. In addition in Quadrants 1 and 2 of the Canning Bridge Activity Centre Plan area, each development will be required to provide on-site visitor car parking at least to the minimum standard required of similar buildings outside the Canning Bridge Activity Centre Plan area;**

At 11.10pm the Mayor submitted the amendment, which was declared

**CARRIED (8/3)**

<b>Vote Result Summary</b>	
Yes	8
No	3

<b>Vote Result Detailed</b>	
Cr Barton	Yes
Cr Macphail	Yes
Cr Pazolli	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Woodall	Yes
Mayor Aubrey	Yes
Cr Aubrey	No
Cr Barling	No
Cr Foxtton	No

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(REC) (ATTACHMENT)**

3. **Deleting Clause 2 (d) and replacing it with the following words” Single dwellings – Single residential dwellings, while not preferred, will be approved in the H4 area of the Canning Bridge Activity Centre Plan with the requirement any new dwelling be of 2 story construction with the setback provisions applying to single residences in R20 zonings in the rest of the City of Melville. This approval power is to be exercised by the Council of the City of Melville, and if used will include a Condition on the approval advising the proponent that the properties on the lot boundaries can all be developed under the H4 provisions of the Canning Bridge Activity Centre Plan”;**

With the consent of the mover and seconder, item 3 of the amendment was withdrawn.

4. **Amend Clause 2(e) by adding at the end of the Clause the words “together with specific design provisions such as screening where specific circumstances require to protect the privacy of adjoining properties”;**

At 11.22pm the Mayor submitted the amendment, which was declared

**CARRIED (7/4)**

<b>Vote Result Summary</b>	
Yes	7
No	4

<b>Vote Result Detailed</b>	
Cr Barton	Yes
Cr Macphail	Yes
Cr Pazolli	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Woodall	Yes
Cr Aubrey	No
Cr Barling	No
Cr Foxton	No
Mayor Aubrey	No

5. **Amend Clause 2 (h) by adding at the end the following words “The Council also requests the Chief Executive Officer to provide a briefing at an Elected Members Information Session after the October 2017 Local Government elections on the relationship between State Planning Policy (SPP) 4.2 (Activity Centres for Perth and Peel) and the Canning Bridge Activity Centre Plan in relation to residential densities expected in the M15, H8 and H4 zones of the Canning Bridge Activity Centre Plan, how these densities relate to the developments either approved or seeking approval in the Canning Bridge Activity Centre Plan area, whether and if so how residential density constraints consistent with the requirements of SPP 4.2 could be implemented in the CBACP, and any information the Council has on the state of public infrastructure in the Canning Bridge Activity Centre Plan area to cater for the proposed increase in residential/commercial properties.”**

At 11.25pm the Mayor submitted the amendment, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****Amendment 2**

At 11.26pm Cr Schuster moved, seconded Cr Woodall–

**That the Council amends the Officer’s recommendation by:**

- 1. Amend Clause 2(e) by adding a new paragraph to read as follows “The Council requests the Chief Executive Officer to arrange a discussion at an Elected Members Information Session (during the period the other amendments to the Canning Bridge Activity Centre Plan (CBACP) are being developed) in regard to the concepts of:” requiring all proposals for multiple unit developments of 4 stories or higher to provide mandatory Amenity Impact Statements in the H4, H8 and M10 areas of the CBACP Q1 and Q2 zones, as described in Council Policy LPP 1.10, for neighbouring properties that are not themselves multi- unit developments and a) the staging of development between the core areas of the CBACP and the H4,H8 and M10 areas. Following that meeting if sufficient support exists to consider the ideas then the Chief Executive Officer is to draft proposals to be considered at the same Council meeting as the other amendments resulting from this Item will be considered for advertising.”**

At 11.28pm the Mayor submitted the amendment, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**Amendment 3**

At 11.29pm Cr Schuster moved,

**That item 2(g) be amended as follows:**

**By adding the words “and a minimum lot size of 1200sqm”, to the end of 2 (g)**

Cr Schuster withdrew amendment 3 to allow for further discussion with officers.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)****COUNCIL RESOLUTION**

That the Council:

1. Notes the findings of Report P17/3765 with respect to the review of Canning Bridge Activity Centre Plan.
2. Supports the progression of the proposed modifications to the preparation of a formal amendment to the Canning Bridge Activity Centre Plan in accordance with the proposals outlined in Report P17/3765, in particular:
  - a. Building Height:- roof structures not being included in the calculation of building height, however setbacks to roof structures and height limits to be introduced to reduce impacts.
  - b. Mezzanine Levels: - provide additional clarity as to the type, scale and appearance of mezzanine levels which may be supported.
  - c. *Parking – amend the car parking provisions in Element 18, Clause 18.3, of the Canning Bridge Activity Centre Plan to require single bedroom dwellings (or studios) to have a minimum ratio of one on-site car bay for each dwelling; a minimum ratio of 1.5 on-site car bays for each two or three bedroom dwelling; and a minimum ratio of 2 car parking bays for each dwelling of four bedrooms or greater. In addition in Quadrants 1 and 2 of the Canning Bridge Activity Centre Plan area, each development will be required to provide on-site visitor car parking at least to the minimum standard required of similar buildings outside the Canning Bridge Activity Centre Plan area.*
  - d. Single dwellings: – no change to introduce separate development controls for single dwelling and introduction of a requirement for applicants to demonstrate ability to convert dwellings to more intensive development at a later date. Also introduce a minimum two storey height requirement to further demonstrate the intended level of intensity in the precinct.
  - e. Privacy and Amenity: – introduce privacy controls (as depicted in Apartment Design provisions of Design WA) for development within the H4 areas of the CBACP *together with specific design provisions such as screening where specific circumstances require to protect the privacy of adjoining properties.*

*The Council requests the Chief Executive Officer to arrange a discussion at an Elected Members Information Session (during the period the other amendments to the Canning Bridge Activity Centre Plan (CBACP) are being developed) in regard to the concepts of:” requiring all proposals for multiple unit developments of 4 stories or higher to provide mandatory Amenity Impact Statements in the H4, H8 and M10 areas of the CBACP Q1 and Q2 zones, as described in Council Policy LPP 1.10, for neighbouring properties that are not themselves multi- unit developments and a) the staging of development between the core areas of the CBACP and the H4,H8 and M10 areas. Following that meeting if sufficient support exists to consider the ideas then the Chief Executive Officer is to draft proposals to be considered at the same Council meeting as the other amendments resulting from this Item will be considered for advertising.*

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
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- f. **Overshadowing and Building Bulk:** - Require developments on sites adjoining land outside of the CBACP to setback portions of building over two storeys a minimum of eight metres from the applicable boundaries.
  - g. **Lot size and building height:** - regulate height of buildings in the H4 area by restricting four storey development to sites with a minimum 25 metre frontage.
  - h. **Dwelling Yield and Capacity** - note that the CBACP is responding to factors such as infrastructure capacity and dwelling targets and accordingly, substantial reduction in development potential due to infrastructure capacity or movement towards dwelling targets is not recommended. *The Council also requests the Chief Executive Officer to provide a briefing at an Elected Members Information Session after the October 2017 Local Government elections on the relationship between State Planning Policy (SPP) 4.2 (Activity Centres for Perth and Peel) and the Canning Bridge Activity Centre Plan in relation to residential densities expected in the M15, H8 and H4 zones of the Canning Bridge Activity Centre Plan, how these densities relate to the developments either approved or seeking approval in the Canning Bridge Activity Centre Plan area, whether and if so how residential density constraints consistent with the requirements of SPP 4.2 could be implemented in the CBACP, and any information the Council has on the state of public infrastructure in the Canning Bridge Activity Centre Plan area to cater for the proposed increase in residential/commercial properties.*
3. **Upon completion of preparation, the formal amendment to the Canning Bridge Activity Centre Plan be presented to the Council for initiation of the amendment process and commencement of advertising.**

At 11.30pm the Mayor submitted the motion as amended, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**Reasons for Amendment 1

Cr Schuster provided the following reasons in support of Amendment 1.

1. The rationale for requesting the Mayor deal with each Clause separately is simply that opinions will differ over these subject areas and dealing with each subject in turn should provide Elected Members to decide their view on each issue independently;
2. In my view the proposed set backs for roof structures are an improvement but the roof structures need some boundaries at the floor level to ensure that overlooking activity on neighbours doesn't occur outside the roof structures – the proposed set backs will still allow viewing of the medium and long distance horizon views;
3. As I indicated at the 21 February OMC visitor car parking being pushed off site in the Canning Bridge Activity Centre Plan (CBACP) coupled with proponents seeming always (at least in my experience) to adopt the minimum car parking requirements, is setting up the most significant and long term community challenge to the Canning Bridge redevelopment in the so called transition zones. The quoted theory about traffic congestion and public transport in Cities works in places like St Georges Terrace and absolutely in Madison Avenue, but there is no sign of it working in Applecross and Mount Pleasant as yet. We are a car dominated society (by some measures the most car dependent on earth) and I can't see this changing for decades – public transport is always quoted as the balm but if you are in the CBACP area the only 5 places you can go easily on public transport are either residential areas in Cockburn to Mandurah, Curtin University, Fremantle, the Perth CBD or residential areas north of the City, only one of which (Perth CBD) is an employment node. Even our heavy rail investment (regardless of the colour of the State Government in power) is always (by necessity) at least a decade behind demand;

Not to deal more effectively with car parking in the H4 and H8 areas of the CBACP will in my view condemn the residents in that transition area and the City to sub optimal outcomes and lots of community dissent in the next two decades at least;

4. The single residential home issue to me remains one of a person's right to do with their property as they wish within the law (single residential houses are not illegal even in the current CBACP). As long as people clearly understand what can happen around them and their home fits the environment (hence the 2 story with R20 setback provisions suggestion) then in my view who are we to say they can't build it –such an outcome may not completely suit our grand plans but the protection of individual freedoms is an issue I feel strongly about. In the end the commercial marketplace will eventually dictate outcomes, but again that will rely on individual landowner decisions;
5. In my view the officer's suggestion to adopt the Design WA provisions is a positive step – my additional suggestion is designed to give the City some powers to require additional privacy considerations beyond a reliance on setbacks where this may be required;
6. The overall density and infrastructure issues are by nature long term and I am simply picking up the suggestion of an Elected Member Information Session briefing on the broad subject, after October, for the new Council.

**P17/3765 – REPORT ON REVIEW OF CANNING BRIDGE ACTIVITY CENTRE PLAN  
(REC) (ATTACHMENT)**Reasons for Amendment 2

Cr Schuster provided the following reason in support of Amendment 2.

The concept of amenity impact statements in the H4, H8 and M10 areas is one that I think needs some further work. I don't have the knowledge to suggest their structure or powers, hence the proposal to refer the issue to an Elected Members Information Session (EMIS) for discussion during the timeline of the amendment preparation. If there was solid interest from Elected Members, then the CEO could arrange the drafting of a proposal for the meeting where the rest of the amendments are considered for advertising.

**12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**13. MOTIONS WITHOUT NOTICE BY ABSOLUTE MAJORITY OF THE COUNCIL**

Nil

**14. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED**

Nil

**15. CLOSURE**

There being no further business to discuss, the Mayor declared the meeting closed at 11.32pm.