

**P22/3973 – PROPOSED AMENDMENT TO APPROVED FIFTEEN STOREY MIXED USE DEVELOPMENT AT NO 55-61A CANNING BEACH ROAD AND 2-6 MOREAU MEWS APPLECROSS (REC) (ATTACHMENT)**

Ward	: Applecross – Mount Pleasant Ward
Category	: Operational
Application Number	: DAP-2019-4/B
Property	: No. 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross
Proposal	: Proposed Amendments to Approved 15 Storey
Applicant	: Edge Visionary Living
Owner	: Edge Holdings Pty Ltd
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: P19/3832- Development Assessment Panel Application- 15 Storey Mixed-Use Development at No 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross- Special Meeting of Council 27 November 2019
Responsible Officer	: Steve Cope Director 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 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 (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input checked="" type="checkbox"/>	<b>Information</b>	<b><i>For the Council/Committee to note.</i></b>

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**KEY ISSUES / SUMMARY**

- This Responsible Authority Report (RAR) is referred to Council for information in accordance with Local Planning Policy 1.1, having been called up by Cr Pazolli and Cr Sandford.
- Approval is sought from the Metro Inner South Joint Development Assessment Panel (JDAP) for amendments to an approved 15 storey mixed use development at No. 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross.
- The changes include modifications to the height of the buildings.
- The subject site is zoned M10-Mixed Use under the Canning Bridge Activity Centre Plan.
- The proposed development has been assessed against the provisions of Local Planning Scheme No.6 (LPS6), the Canning Bridge Activity Centre Plan, LPP 1.20, as well as a number of other local and state planning policies.
- The Responsible Authority Report (RAR) has been prepared by officers and is required to be submitted to the JDAP under the Planning and Development (Development Assessment Panel) Regulations 2011 on 16 February 2022.
- The proposal was the subject of public consultation in accordance with LPP 1.1: Planning Process and Decision Making.
- During the advertising period six written submissions were received – all of which expressed concerns.
- The recommendation of the RAR is that the JDAP approve the proposal for reasons outlined in the attached RAR report to the JDAP.



**Figure 1- Aerial photo of subject lot**

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MRS Zoning	:	Urban
LPS Zoning	:	Centre C2 'RAC-0'
R-Code	:	N/A
Use Type	:	Residential (Multiple Dwellings) Restaurant Shop Office Small Bar Civic Use Uses Not Listed- Community Uses Consulting Room
Use Class	:	Discretionary (previously approved)

**Site Details**

Lot Area	:	6341sqm
Street Tree(s)	:	Yes
Street Furniture (drainage pits etc.)	:	Street Lights
Site Details	:	Refer to Figure 1 above

**DETAIL**

Development approval is sought from the Metro Inner-South JDAP for amendments to an approved 15 storey mixed use development in the Canning Bridge Activity Centre Plan.

Refer to the attached RAR for details of the development proposed by this application.

[DAP Form 2 Responsible Authority Report](#)

[Attachment 1 Architectural Plans](#)

[Attachment 2 Architects Report](#)

[Attachment 3 Planning Consultants Report](#)

[Attachment 4 Traffic Impact Assessment](#)

[Attachment 5 Waste Management Plan Technical Note](#)

[6 Link Previous DAP Agenda incl. Plans and Associated Technical Reports](#)

[7 Link DAP Meeting Minutes 11 December 2019](#)

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Refer to the RAR attached to this report.

**STATUTORY AND LEGAL IMPLICATIONS**

Under Clause 17 of the *Planning and Development (Development Assessment Panel) Regulations* the applicant is entitled to request that an amendment to an approved Development Assessment Panel application be considered by the JDAP, and that the City prepare a responsible authority report which outlines the relevant issues to assist the JDAP in making its determination.

**FINANCIAL IMPLICATIONS**

None applicable.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications with this application.

**POLICY IMPLICATIONS**

These are outlined in full within the RAR as attached to this report.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The recommendation of this report is for Council to endorse the recommendation in the RAR for the JDAP to approve the application.

Council may resolve not to endorse the recommendation of the RAR, and substitute an alternative recommendation. The resolution of the Council in this respect will ultimately inform the primary recommendation of the RAR, however reasons should be provided in the usual manner to support any alternative recommendation to the JDAP.

The minutes of the Ordinary Meeting of Council will be attached to the RAR and forwarded to the JDAP for its consideration.

Where Council wishes to provide a deputation to the JDAP in support of a resolution, a nominated person on behalf of Council may request to make a deputation at the JDAP meeting. The authorisation to grant a request to make a deputation rests with the Presiding Member of the JDAP.

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**OFFICER RECOMMENDATION (3973)**

**APPROVAL**

1. That the Metro Inner-South Joint Development Assessment Panel be advised that the Council of the City of Melville endorses the recommendation of the Responsible Authority Report to APPROVE the application for amendments to the previously approved 15 storey mixed use development at No. 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross.