

# Deputation

Item UP23/4025 Review of Canning Bridge Activity Centre Plan  
Recommendation to WAPC

**Mr L Rowe & Mr D Kenny**

A decorative graphic at the bottom of the slide consisting of several overlapping, wavy lines in shades of blue, purple, and orange, set against a dark blue background.



CBACP Review

# Council Reference Group

# Recommendations 18 April 2023

**The Community has spoken – the message is clear – major change is needed**



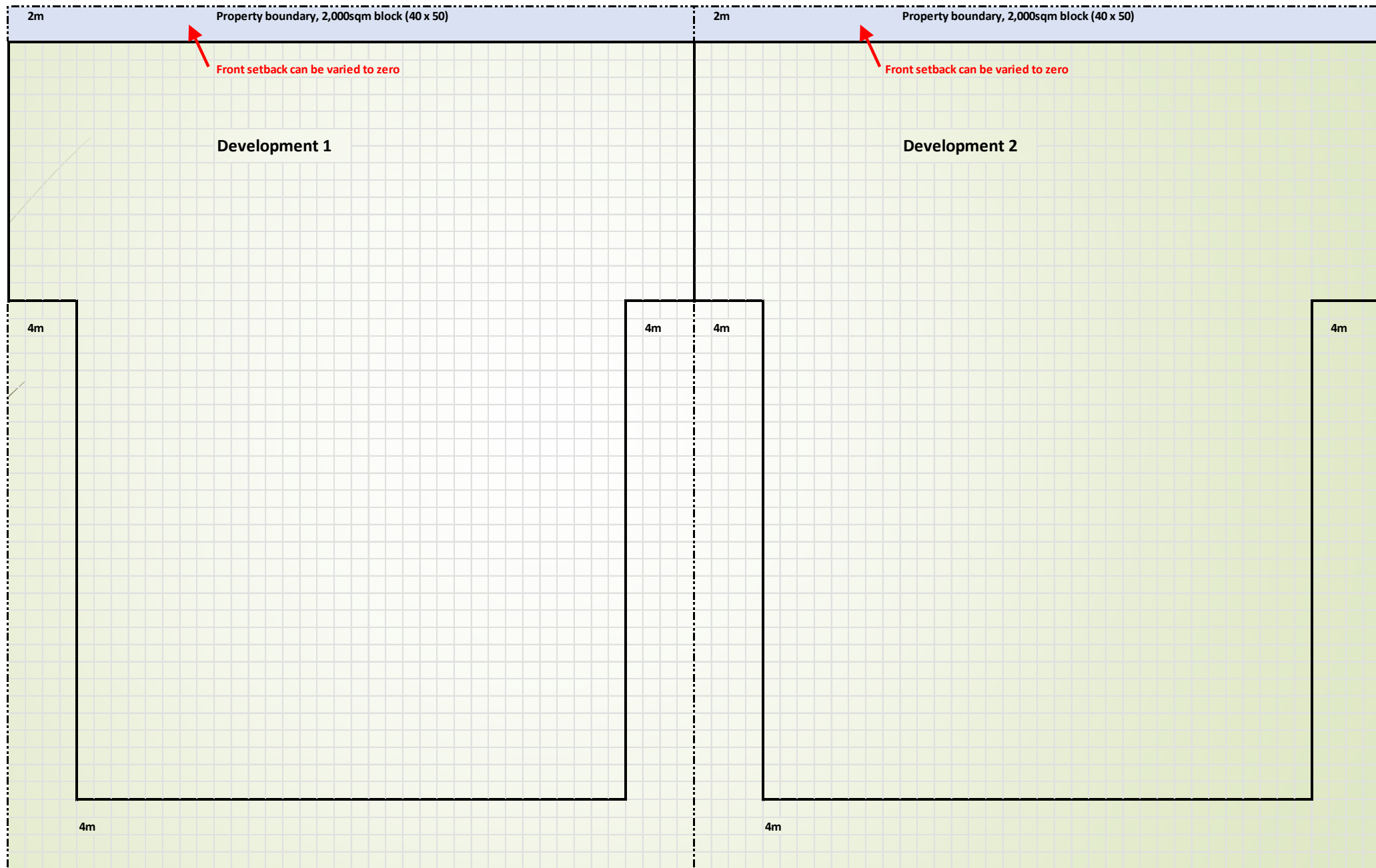
# What we will cover

- ▶ **CRG parameters** – Plot ratios, minimum lot size, setbacks
  - ▶ **M10 and M15 Setbacks** - visual of the changes
  - ▶ **M15 Tower Profile**
  - ▶ **Overview the density target**
  - ▶ **Any questions** to CRG
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# CRG Parameters

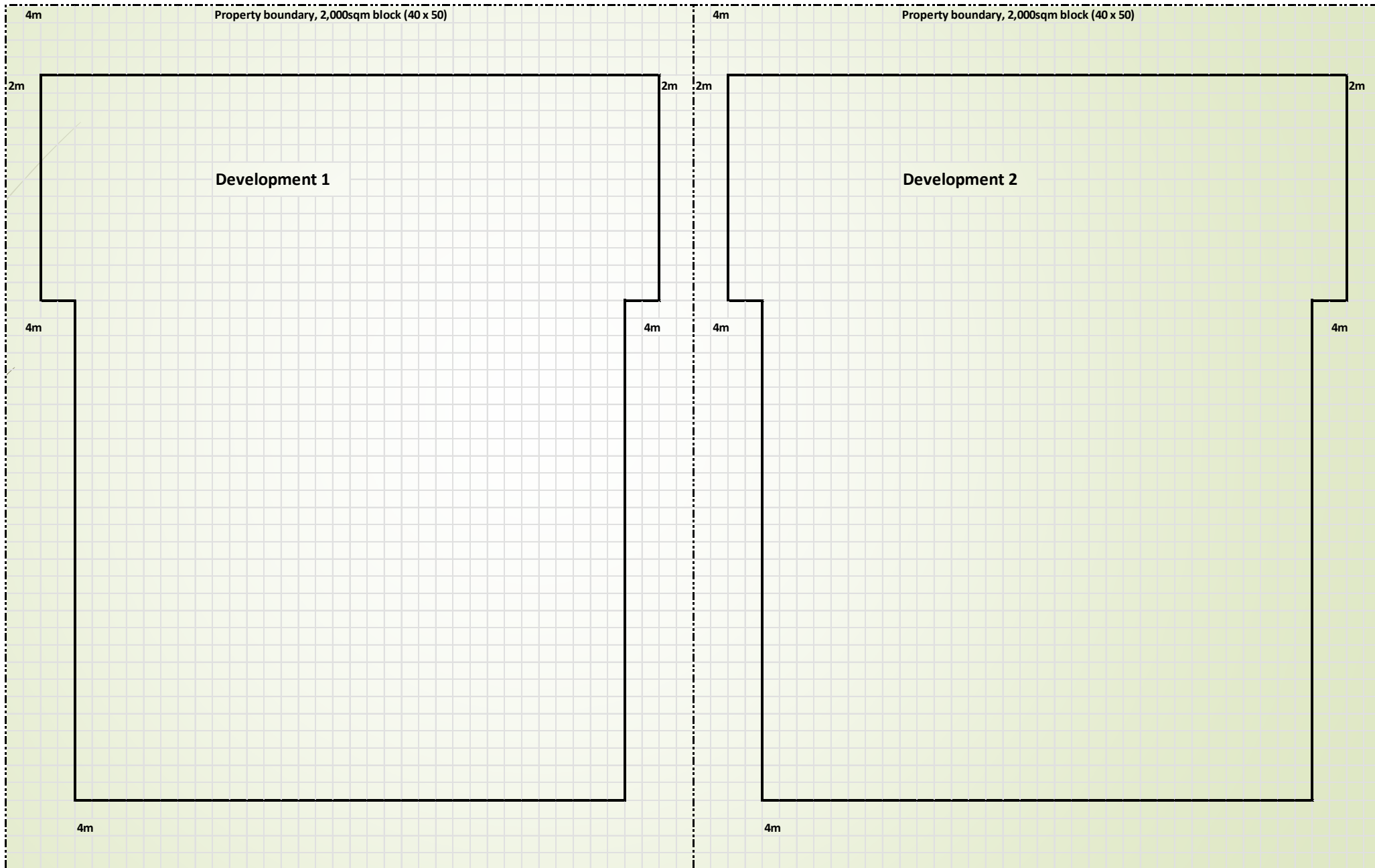
CBACP - CRG Review	H4	H8	M10	M15	Comment
Storeys	4	8	10	15	
Plot Ratio	1.0	2.1	2.9	4.2	
Minimum Plot Area, m <sup>2</sup>	1000	1800	2000	2000	
Maximum Tower Area, m <sup>2</sup>			900	900	
Maximum Height above NGL, m	14	26	32	48	
Minimum Open Space, %	40%	30%	75%	75%	Includes roof tops
Set Back - Front, m	6	6	3 4 6	3 4 6	Active Mixed Residential
Set Back - Side, m	6	6	6	6	H8, H10, H15 Towers
Set Back - Podium F'ward Side, m			4 4	4 4	Active Mixed
Set Back - Podium Side 15m back, m			4	4	
Set Back - Rear, m	6	4	6 4	6 4	H8, H10, H15 Towers Podium
Tower Separation adj blocks, m			12	12	

# HRD - Setbacks - Active Front Areas in M10 and M15



HRD  
Setbacks  
Active  
Front

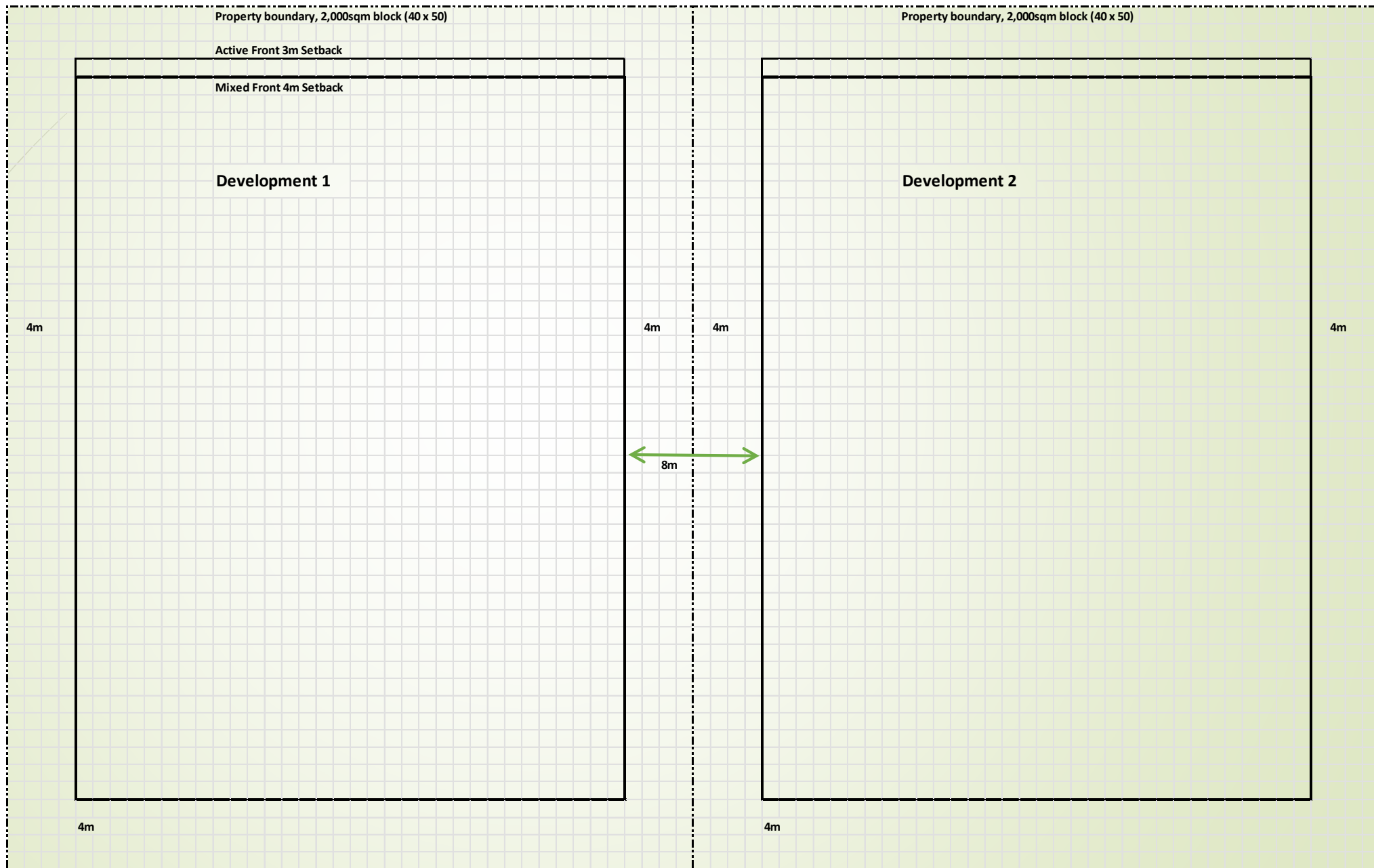
# HRD - Setbacks - Mixed Front Areas in M10 and M15



HRD  
Setbacks  
Mixed  
Front

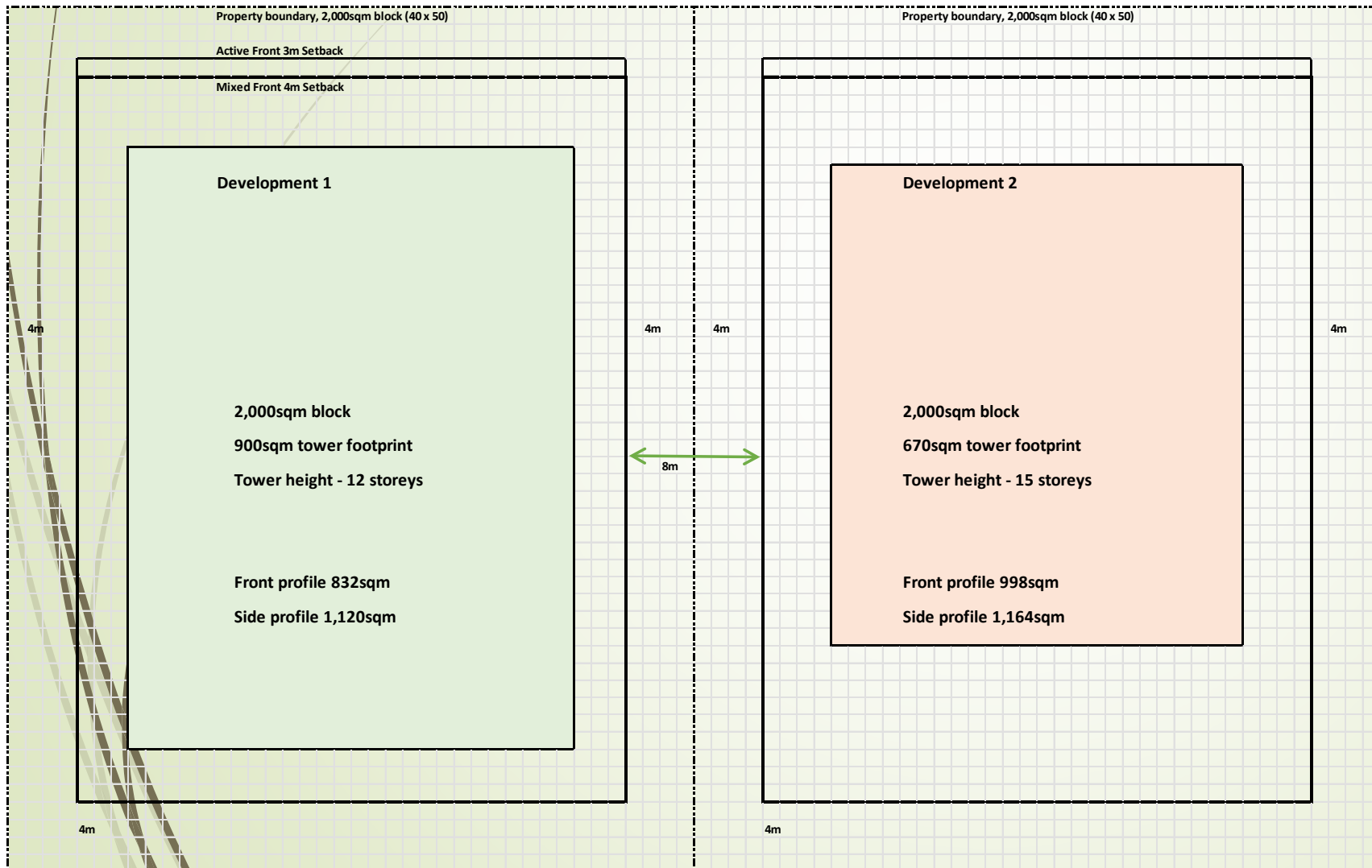
## CRG - Setbacks - Active and Mixed Front Areas in M10 and M15

# CRG Setbacks Active and Mixed Front



# CRG Setbacks – Tower Footprint in M15

## CRG - Tower Footprint - Active and Mixed Front Areas in M15




- Same living space
- Tall/narrow tower has greater external profile
- Tall/narrow tower will cast a larger shadow

# CRG Density Target Overview

## Development Overview CBACP Q1 and Q2

Total developable land, m <sup>2</sup>	314,166	
Area approved to date, m <sup>2</sup>	36,179	12%
Area to achieve target, m <sup>2</sup>	84,511	27%
<b>Target increase dwellings by 2051</b>	<b>4,273</b>	
Approved dwellings to date	1,399	33%
Dwellings to reach target	2,874	
Approved dwellings per hectare	387	
Remaining dwellings per hectare	340	-12%
Duration of CBACP, years	35	
Time elapsed to date, years	6	17%
Time to completion, years	29	

- Approvals well in advance of target
- Infrastructure not in advance
- Local Government management is struggling
- Density target implications not fully understood
- Target approvals achieved in 18 years, (2034) at current rate
- Greater consideration of planning applications



CRG Thank You  
to the City of Melville Council

