

12	Plot Ratio	<p>1. Amend Cl.2.7.4 as follows;</p> <p>The following plot ratio limits apply for development within each zone:</p> <table border="1" data-bbox="323 166 684 344"> <thead> <tr> <th>Zone</th> <th>Maximum Plot Ratio</th> </tr> </thead> <tbody> <tr> <td>H4</td> <td>1.0</td> </tr> <tr> <td>H8</td> <td>2.1</td> </tr> <tr> <td>M10</td> <td>2.9</td> </tr> <tr> <td>M15</td> <td>4.2</td> </tr> </tbody> </table> <p>2. Modify definition in Part 8 Interpretations (pg. 56) as follows;</p> <p><i>Plot Ratio</i></p> <p>- For the avoidance of doubt, plot ratio shall be measured and defined as in the State Planning Policy 7.3 Residential Design Codes Vol. 2- Apartments (R-Codes Vol. 2), with the exception of enclosed balconies primarily facing Canning Highway which shall be excluded from plot ratio area calculations, for which the first 15sqm of balcony area per unit shall be excluded from plot ratio area as defined by WAPC in State Planning Policy 7.3 and associated calculations.</p>	Zone	Maximum Plot Ratio	H4	1.0	H8	2.1	M10	2.9	M15	4.2
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13	Isolated Landholding	<p>1. Introduce definition in Part 8 Interpretations (pg. 56) as follows;</p> <p><i>Isolated Landholding (Stranded Assets)</i></p> <p>1. Introduce definition in Part 8 Interpretations (pg. 56) as follows;</p> <p><i>Isolated Landholding - A lot or lots immediately adjoining a proposed development with a combined area below the minimum lot size specified in Clause 2.2 to qualify for development in the CBACP zone where the lot or lots are located, and that are surrounded by streets or roadways or development, which in the opinion of the City of Melville, has no reasonable prospect of redevelopment (for example due to surrounding development being recent or subject to heritage controls).</i></p> <p>2. Insert Cl. 2.8 that states as follows;</p> <p><i>All development in Q1 and Q2 must avoid the creation of an isolated landholding and must not be approved unless the developer has made reasonable documented efforts to acquire the potentially isolated lots at market value determined by an independent valuer(s).</i></p>										
14	Identify Prospective POS	<p>Update Figure 1, 2, 2A & 3 as follows;</p> <p>1. Depict 27, 29 and 31 Moreau Mews, and 50 Kishorn Street as POS</p> <p>2. Depict 13 The Esplanade and 64 Kishorn Road as POS</p> <p>3. Use a green asterisk to depict "General location of public open space" at the corner of Canning Beach Road and Kintail Road, and North-West corner of Kishorn Road and Forbes Road.</p> <p>4. Depict "Linking Pathway" along Canning Highway West of Canning Bridge</p>										
15	Local Development Plans	<p>Add Cl.10.9.3 as follows;</p> <p><i>Where development is proposed on land identified as Public Open Space, on or adjacent to land identified as a potential Public Open Space location, or on land identified as having a Linking Pathway, the City of Melville may require a Local Development Plan to be prepared to address the provision of or interface to public open space or a linking pathway.</i></p>										
16	Podium Height	<p>1. Amend Cl.3.9.1 as follows;</p> <p><i>Podiums which are developed shall be sleeved or otherwise screened to ensure parking is not visible from the street, and shall not exceed 8 metres in height above NGL unless varied by a Local Development Plan, suitably addressing bulk and articulation, to an absolute maximum of 15 metres.</i></p>										
17	Frontage Types	<p>1. Update Figure 3 (Pg.17) as follows;</p> <p>Change the frontage type for Forbes Road between Kintail Road and Tweeddale Road from Residential to Mixed.</p>										
18	Exclusion of PCA from Minimum Developable Area	<p>1. Add Cl.2.7.5 as follows;</p> <p><i>Within Q1 and Q2, in calculating minimum lot sizes under Clauses 2.2, any area subject to a Planning Control Area or Metropolitan Region Scheme reserve for widening of Canning Highway or associated streets, or any land required to be ceded shall be excluded from area calculations.</i></p>										
19	Parking	<p>1. Modify Table in Cl. 18.3 to increase Residential Visitor parking requirement in Q1 and Q2 from "N/A" to "0.1 per dwelling"</p> <p>2. Add Cl.18.12 as follows;</p> <p><i>Access and egress to and from on-site parking, from and to the street shall comply with AS/NSZ 2890.1:2004 Parking Facilities Part 1: Off-street parking.</i></p>										