



Officer Presentation

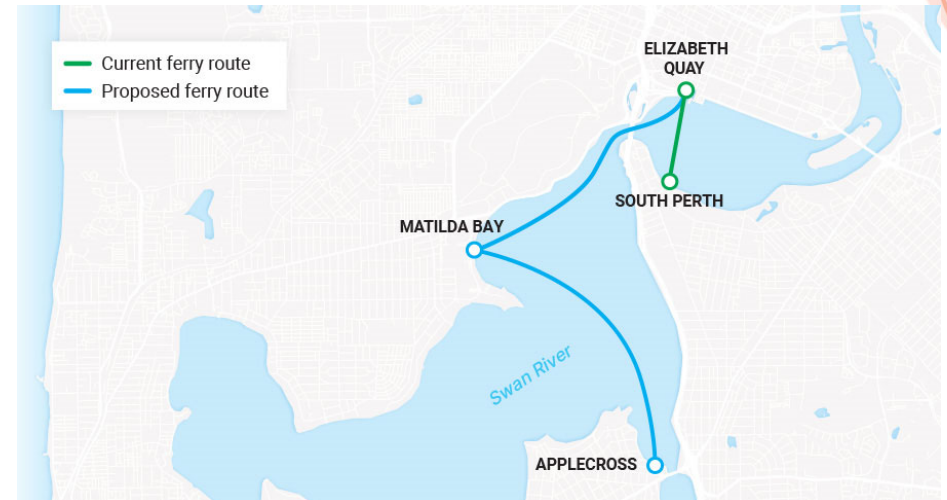
Ms K Bainbridge, Manager Development Approvals



City of
Melville

Site Context

- The development is proposed on the following parcels of land ('the subject site'):
 - Lot 310 on Deposited Plan 47439, Volume LR3151, Folio 540.
 - The Canning Beach Road and Principal Shared Path ('PSP') reserve under Land ID No. 3159415
- The subject site is located to the north of Canning Bridge where the Swan River intersects with the Canning River.
- The foreshore in this area is predominantly made up of a rock sea wall with a PSP for pedestrian and cyclists running along the river foreshore.
- Within the Canning Bridge ACP
- Directly to the north of the Raffles Hotel and Raffles Waterfront Apartments
- The Canning Bridge train station, bus interchange and the Kwinana Freeway are situated to the east on the opposite side of Canning Bridge.
- Nearby bus stops on Kintail Road and Caning Highway.



The proposal

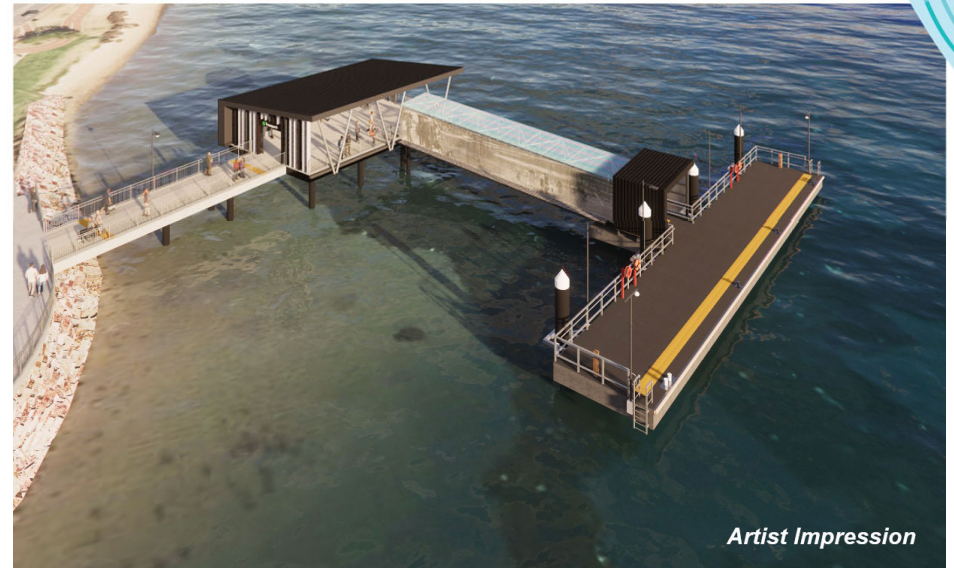
The development application for Applecross includes the following:

- A new passenger ferry terminal, including a fixed jetty with a covered waiting area, a suspended covered access gangway (raised platform), and a floating pontoon.
- A walkway structure connecting the ferry terminal to the shoreline.
- A new concrete foreshore sea wall.
- New pedestrian access pathways to the terminal from the adjoining footpath and Principal Shared Path (PSP).
- New bicycle parking U-rails adjacent to the proposed ferry terminal accessway.
- Additional electrical infrastructure including a new site main switchboard.
- New landscape treatments.
- Realigning and treating the principal shared path.
- Temporary laydown areas and construction site compounds to support project delivery.



The Recommendation

- Required to provide information, comment, and/or recommended conditions to the DPLH by 20 October 2025.
- The development application has been assessed against the applicable planning frameworks- including the accompanying technical reports circulated to the relevant internal departments to review and provide feedback.
- This has informed the officer recommendation to approve the application for the following reasons:
 - The proposal will provide more connectivity to the precinct (namely to the QEII/UWA specialised activity centre)
 - The Swan River is for everyone with a public ferry service being one of the most accessible options for the public to use and enjoy the Swan River.
 - Increased accessibility to public transport within the precinct may help with traffic congestion within the precinct
 - The journey provides a scenic option across the Swan River for visitors/tourists to the precinct.
 - The City can work collaboratively with stakeholders to ensure appropriate provision of public car parking.
 - Other outstanding matters and concerns can be worked through with the PTA and DPLH and/or conditioned.
 - Upgrades to infrastructure including foreshore, open space and PSP benefit wider community.



Outstanding concerns

We note several outstanding matters which we wish to see resolved or addressed:

- The city being kept informed of stakeholder engagement outcomes and kept informed of the progress of the proposal
- The Canning Bridge location is noted as the City's preferred location and that future terminal at Canning Bridge is explored.
- Updated TIS to address:
 - pathway congestion and safety concerns
 - Parking provision and PTA commitment to explore provision in the future with the City
 - Viability of the service to increase patronage (rather than just modal shift)
 - Bus service integration
- Foreshore design alignment with City's future Foreshore Management Plan.
- Updates to the Landscape and Open Space design
- Additional waste bins provided to consider additional waste volumes generated.
- Ferry terminal design considers impact on neighbouring residents in terms of reflectivity and provides sufficient shade for waiting patrons.



Conditions and conclusion

- If recommended for approval, the following conditions are recommended:
 - Construction management
 - Final material and colour selection
 - Public art provision
 - Foreshore management plan
 - Detailed landscaping and reticulation plan
 - Lighting plan
 - Stormwater management
 - Detailed plans for road and pedestrian network upgrades
 - Asset Management and Maintenance Plan
 - Wayfinding and Signage Strategy
 - Road Safety Audit
 - CPTED report
 - Waste Management
 - Noise management
 - Coastal management
- Council can:
 - Adopt the recommendation
 - Make modifications or a new recommendation
 - Request to defer
 - Make no comment
- Anticipate a late November / early December SPC meeting

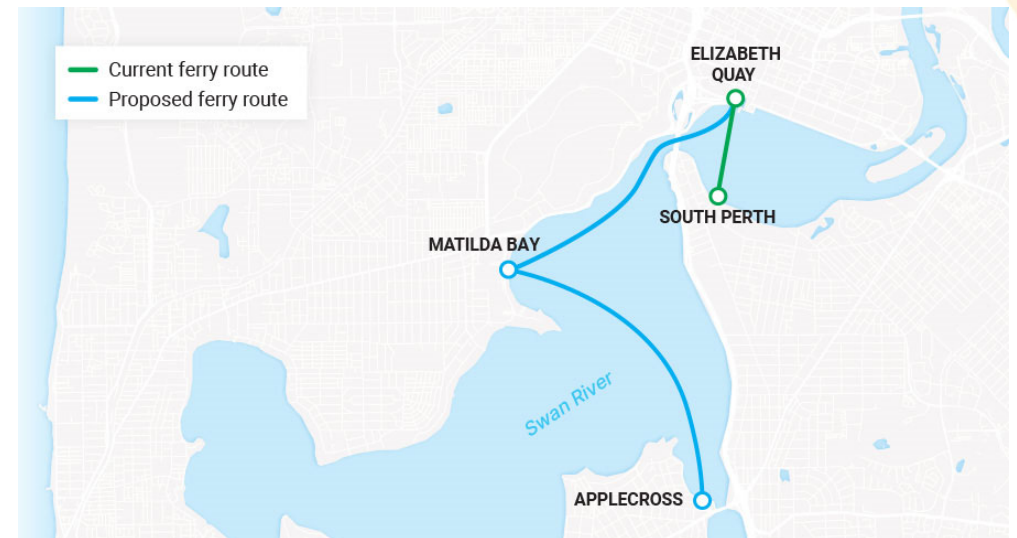


The why

The State Government is seeking to expand their existing Ferry service to Matilda Bay and Applecross with the main motivators being to:

- activate high-density riverside precincts, making them more accessible and lively
- support economic growth through urban revitalisation
- enhance tourism by offering scenic and enjoyable travel options
- ease pressure on existing infrastructure with sustainable transport alternatives
- improve accessibility across the river for residents and visitors alike.

Other locations are being explored including Canning Bridge, Point Fraser, Burswood Park, Optus Stadium and Claisebrook Cove.



Reports and technical information

The application has been supported by the following technical reports and information:

- Applicant planning report
- Architectural Plans
- Photomontages
- Heritage Impact Assessment
- Environmental Assessment Report
- Environmental Noise and Vibration Assessment
- Coastal Processes and Hazard Assessment
- Transport Impact Statement
- Landscape Concept Plan and Design Response



The process

- Development Application for a new ferry terminal in Applecross – opposite the Raffles Hotel site
- Metropolitan Region Scheme application – referred to the City for comment by the Department of Planning, Lands and Heritage (DPLH)
- DPLH referred application to other agencies including:
 - Department of Biodiversity, Conservation and Attractions (DBCA) and the Swan River Trust (SRT)
 - Department of Environmental Regulation and Water
- DPLH also undertaking community consultation 02 – 23 October 2025
- To be determined by Western Australian Planning Commission (WAPC) with final recommendation prepared by the DPLH.
- WAPC meeting – City can attend to make deputation.
- Approvals under separate legislative frameworks are also being sought by the applicant concurrently.

