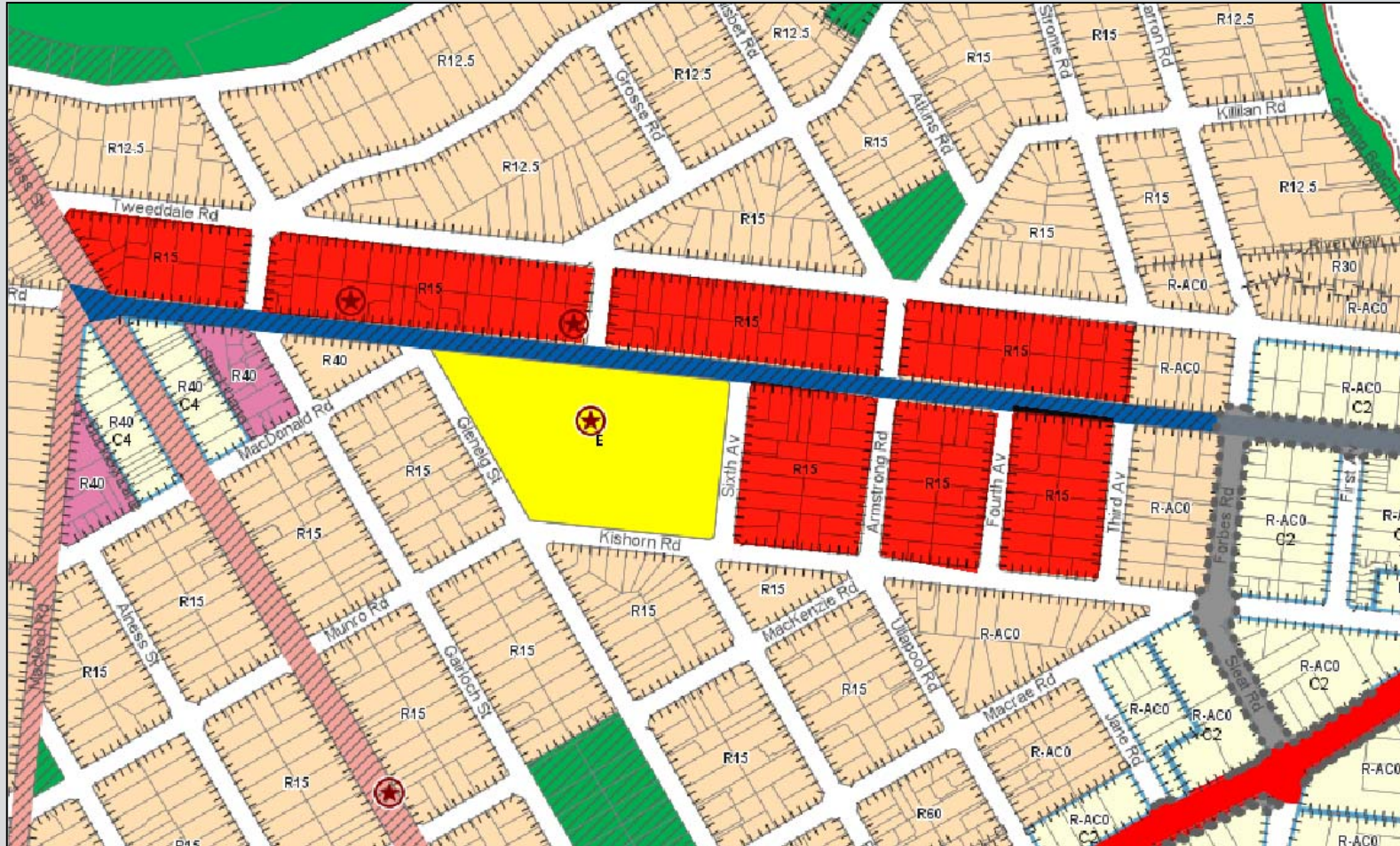




City of  
**Melville**

Item Number – P20/3838  
Application to Increase R-Coding  
Presenter: Paula Venter, Strategic Urban Planner







## Amendment Process - Summary

- Applicant lodges scheme amendment request
- Council to consider whether or not to initiate advertising of the amendment
- Advertising of the proposal (if initiated)
- Council considers the results of advertising and forwards a recommendation on the amendment to the WAPC
- WAPC, then Minister makes a decision on the amendment



## Summary

The application has been assessed against Planning Framework, the Local Housing Strategy and Local Planning Strategy and the findings are:

- Proposal minor change between low density codes (R15 to R20)
- Site has some strategic locational merit
- Provides some housing choice benefit and minimal impact on streetscape/amenity
- Relatively minor amendment that reflects existing development for 50% of sites from previous zoning

## Conclusion / Recommendation

Overall proposal is not supported as:

- Other nearby locations offer greater strategic locational merit and are more of a priority
- Local Planning Strategy approach is to focus development on areas of higher priority
- Adequate opportunity for housing choice is available in nearby locations already zoned for additional subdivision
- The need for additional development potential and additional housing choice for this location is not demonstrated
- Preference is to examine R-Codes in this area as part of review of LPS6