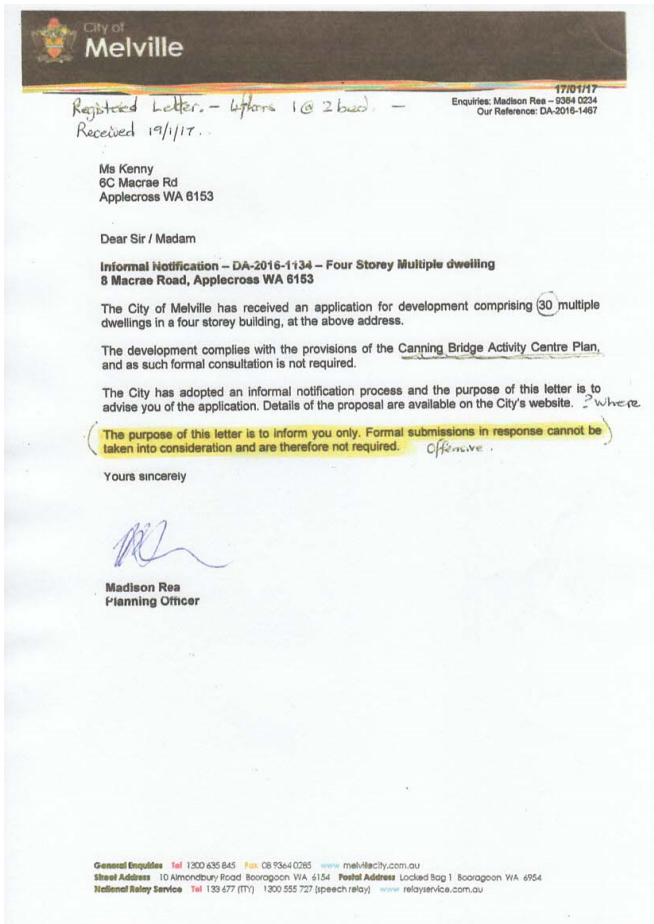


City of Melville
Special Meeting of Electors
12 August 2019

Dayle Kenny

City Notification



Registered letter from City of Melville

- * “30 multiple dwellings in a four storey building”
- * “Complies with the provisions of the CPACP”
- * Therefore “Formal consultation is not required”
- * “Submissions in response cannot be taken into consideration”
- * “Details of the proposal are available on the City’s website”

Details of the Proposal

- * **Five storeys plus a covered roof top recreation area, effectively 6 storeys**
- * **Did not comply with the guidelines of the CPACP**
- * **Also did not comply with;**
 - * **City of Melville Policies**
 - * **The National Construction Code and**
 - * **Australian Standards**
- * **Wrote to the City CEO requesting this development proposal be heard before the full Council in order to be able to voice our concerns**

National Construction Code

- * National Construction Code (NCC) General Provisions A1.1 Pg32 “Storey” does not include a “mezzanine”
- * NCC General Provisions A1.1 Pg27 “Mezzanine means an intermediate floor within a room.”
- * NCC Fire Resistance C1.2(d)(i) Pg 91 “a mezzanine is regarded as a storey... if its floor area is... more than one third of the floor area of the room...”
- * Guide to NCC Volume One 2016, page 3, states. “If an intermediate floor is enclosed by a wall it is no longer within another room, and is therefore no longer a mezzanine.”

Canning Bridge Activity Centre Plan

CBACP Design Guidelines – Related Documents

- * Residential Design Codes (R Codes) do not necessarily apply**
- * There are no exclusions or limitations on any other Legislation or Act which may apply to the development of land**
- * This reinforces the application of the NCC**

Parking and Traffic

8 Macrae Road

- * **Transport Impact and Parking Assessment - Developer**
 - * **30 parking spaces for 30 units, 24 two bedroom and 6 one bedroom**
 - * **Visitor parking all on Macrae Road**
 - * **Did not consider residents' overflow parking on Macrae Road**
 - * **Did not consider that Macrae Road is a designated local bicycle route**
 - * **Did not consider Macrae Road is only 6m wide**

Parking and Traffic

8 Macrae Road

- * **Transport Impact and Parking Assessment - Developer**
 - * **Erroneously reported the distance to Canning Bridge Station as 1.1km, 1.2km, then later as 800m (page7); actually 1.40km**
 - * **Erroneously reported the footpath widths as 2.0m and 1.5m; actually 1.8m and 1.2m**
 - * **Erroneously reported the complex was compliant with *A/NZS2890.1:2004 Parking Facilities, Part 1:Off-street car parking, despite the non-compliant traffic ramp from the basement car park or the 1 in 5 crossfall footpath***

Parking and Traffic

8 Macrae Road

- * **CBACP Objective Pg 37** “To ensure that adequate vehicle parking and access is provided for multi- storey development, ... and **to ensure car parking and servicing activities do not dominate the street.**”

Parking and Traffic

8 Macrae Road

- * **The City of Melville RAR endorsed a footpath with a 1 in 5 crossfall, as part of an access ramp to the basement carpark**
- * **Contrary to A/NZS2890.1:2004 Clause 3.3(d) which specifies a maximum of 1 in 40 crossfall for footpaths**
- * **This non compliant design was vigorously defended by Council officers at JDAP on 20 March 2017 and subsequently approved**
- * **Major safety hazard for pedestrians**

Australian Standard - Parking and Traffic A/NZS2890.1:2004

*** Driveways are required to:**

- 1. Clause 3.2.4(b) - sight distance to pedestrians 2.5m inside the property must be at least 2.0m**
- 2. Clause 3.3(a) - maximum of 1 in 20 for 6m, on the exit prior to the property boundary**

Parking and Traffic A/NZS2890.1:2004

- * 26 Kintail Road, Applecross
- * Does not comply with the visibility and gradient standards



Parking and Traffic A/NZS2890.1:2004

- * **Cirque - 63 Kishorn Road,
Mt Pleasant**
- * **Does not comply with the
visibility standard**



Parking and Traffic A/NZS2890.1:2004

- * 164 Risely Street,
Booragoon
- * Does not comply with
visibility and gradient
standards



Parking and Traffic A/NZS2890.1:2004

- * **9 Wilcox Street, Ardross**
- * **Does not comply with the gradient standard**



Dwelling Density

1. *State Planning Policy 4.2 Activity Centres for Perth and Peel*, 31 August 2010 (SPP4.2)

SPP4.2 Table 3 targets a minimum of 20 to a desirable 30 dwellings per gross hectare for areas up to 400m from district centres.

This density equates to R50 to a desired R75. (Note 5 SPP4.2)

2. *Canning Bridge Activity Centre Plan*, February 2016 (CBACP)

The CBACP's average density targets are 25 dwellings per gross hectare by 2031 and 74 dwellings per gross hectare by 2051.

This equates an average of R63 by 2031 and R185 by 2051.

The central M15 zone being much higher than the average and the residential transition H4 zone being much lower than the average.

Dwelling Density

- 3. Letter from Minister for Planning, Hon John Day, 10 March 2016**
Replying to a H4 Zone resident in Kishorn Road, Applecross, Minister Day wrote. **“LPS6, to which I have granted approval subject to modification, shows the subject land zoned Residential with an R-AC0 density code, which equates to R50”.**

- 4. H4 Zone development approvals**
 - * 21 Kishorn Road development approval is equivalent to **R208**.
 - * 8 Macrae Road development approval is equivalent to **R222**.
 - * The Raffles Apartments a 17 storey development is **R153**.

Finally

- * **The City of Melville is endorsing development proposals that are outside the scope and intent of the CBACP and SPP4.2**
- * **These projects do not comply with the Local Planning Policies, the National Construction Code and Australian Standards.**
- * **Non compliance safety issues must now be addressed before Building Permits are issued**
- * **The City is ignoring advice and concerns from ratepayers to ensure that the amenity of the area is maintained in the future**