

Proposed Changes to the Advertised version of the Canning Bridge ACP

(Consultant's Recommendation, with Officer modifications to item 4a)

Ref	Subject	Clause and/or Page	Modifications Proposed	Rationale										
1a	Plot Ratio - Base	Clause 2.7.4 (p30)	Amend plot ratio table as follows: <table border="1"> <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>H10</td> <td>2.9</td> </tr> <tr> <td>H15</td> <td>4.2</td> </tr> </tbody> </table>	Zone	Maximum Plot Ratio	H4	1.0	H8	2.1	H10	2.9	H15	4.2	Slight increase in plot ratio (0.2 for each one) to ensure infill growth targets as set by the City of Melville and state government, can be met given other changes to the ACP
Zone	Maximum Plot Ratio													
H4	1.0													
H8	2.1													
H10	2.9													
H15	4.2													
1b	Plot Ratio - Bonus	Bonus Provisions (p52)	Amend right hand column of table depicting heights and plot ratio as follows: <table border="1"> <thead> <tr> <th>Maximum Plot Ratio</th> </tr> </thead> <tbody> <tr> <td>3.7 (0.8 additional)</td> </tr> <tr> <td>5.7 (1.5 additional)</td> </tr> <tr> <td>6.7 (2.7 additional)</td> </tr> </tbody> </table>	Maximum Plot Ratio	3.7 (0.8 additional)	5.7 (1.5 additional)	6.7 (2.7 additional)	As above						
Maximum Plot Ratio														
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5.7 (1.5 additional)														
6.7 (2.7 additional)														
2	Stranded Assets Defining them and providing them with opportunity for redevelopment and renewal (parking concessions)	8 Interpretations (p 56) Element 18 (p49)	Insert definition for "Isolated Landholding (Applies to Q1 and Q2)" as follows: <i>"A lot or lots with a combined area below the minimum lot size to qualify for development above 6 storeys in M10 or M15 zones under Element 2 of the CBACP, and that are surrounded by 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> Insert clause 18.11 that states as follows: <i>"18.11 Notwithstanding the controls under this element, parking requirements for land uses on isolated landholdings as defined in Part 1, Section 8 of this document may be reduced by up to 50%."</i>	Recognise that, due to development on neighbouring lots, some landholdings will be isolated and unable to meet the minimum lot size requirements for more intense development. To partly account for this, parking requirements have been relaxed to make smaller scale development more viable and reduce car dependence										
3	Setbacks and Site Cover Front setbacks Secondary street controls	Clause 4.10 (pp 33 and 34)	Reword Clause 4.10.1 as follows: <i>"4.10.1 All primary street setbacks for podiums shall be in accordance with frontage types stipulated in Figure 3, as follows:</i> <ul style="list-style-type: none"> • <i>Active frontages: Min 2 metres</i> • <i>Mixed frontages: Min 4 metres</i> • <i>Residential frontages: Min 6 metres"</i> Add clause 4.10.4 as follows: <i>"Secondary street setbacks for podiums shall be a minimum of 3 metres"</i>	Clarify secondary street setback requirements. Remove the possibility of a nil setback in appropriate circumstances										
3	Rear setbacks	Clause 5.8.4 (p 36)	Reword Clause 5.8.4 as follows: <i>"5.8.4 Development within the H4 zone shall be setback a minimum of 6 metres or 20% of the lot width (whichever is lesser) from side boundaries</i> Insert new Clause 5.8.5 as follows: <i>"5.8.5 Development shall be set back as follows:</i> <ul style="list-style-type: none"> • <i>4 metres from the rear boundary within the H8 zone and M10 or M15 zoned land with a rear boundary abutting H4 or H8 zoned land, and</i> • <i>6 metres from the rear boundary within the H4 zone"</i> Renumber current clause 5.8.5 as Clause 5.8.6.	Adjust rear setbacks to balance amenity and development potential in the area, and to have regard to potential development of neighbouring lots										

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3	Site cover, landscaping and deep soil zones	Element 10	<p>Reword Clauses 10.2 and 10.3 as follows:</p> <p><i>10.2 Notwithstanding Clause 10.1, within Q3, Q4, Q5 and Q6, where setbacks or open space is proposed for M15 and M10 Zone development, landscaped spaces shall be provided. Landscaping is also encouraged at podium level or within large scale balconies or on roofs.</i></p> <p><i>10.3 Notwithstanding Clause 10.1, within Q3, Q4, Q5 and Q6, all development in the M15 and M10 Zone shall provide a minimum area of landscaping equal to 75% of the overall site area. This can be achieved via landscaped rooftop terraces or gardens, podiums and communal open space areas and does not have to comprise only of vegetated area. Balconies with an area of 12m² or greater shall be included in this area calculation.</i></p> <p>Add Clause 10.9.3 as follows</p> <p><i>10.9.3 Development in the M15 and M10 Zone shall provide a minimum deep soil area equal to 15% of the overall site area. This may be reduced to 10% where mature trees are to be retained on site.</i></p>	To enhance and encourage greenery including retention of mature trees, to contribute to the character of the precinct, combat the heat island effect, and enhance amenity
4a	Open Space <ul style="list-style-type: none"> Designate locations (noting pending Council resolution) Identify general locations for additional POS 	Figure 1 (p14) and related modifications to Plan Series	<p>Depict Council-owned land at 27, 29, 31 Moreau Mews and 50 Kishorn Street as "Opportunity Site - Public Open Space with potential for portion of site to be used for community use and/or revenue generation."</p> <p>Depict Council-owned land at 13 The Esplanade and 64 Kishorn Road as "Opportunity Site – Community use and revenue generation. Not well suited to POS but potential for pocket park in association with development."</p> <p>Use a green asterisk (to depict "general location of public open space") at the corner of Canning Beach Rd and Kintail Rd, and north-west corner of Kishorn Rd and Forbes Rd</p> <p>Depict "Linking Pathway" along Canning Highway west of Canning Bridge</p>	To identify specific locations for open space whilst acknowledging opportunity for portion of sites to be used for community purposes and/or purposes to generate revenue for the City.
4b	<ul style="list-style-type: none"> Clarify that POS is not retrospective, and WAPC policy will be applied 	Clause 10.9.1 (p42)	<p>Reword clause 10.9.1 as follows:</p> <p><i>"10.9.1 Where a development site (or the previous subdivision which created it) has not previously been required to provide public open space, a development may be required to provide up to 10% as public open space, or cash in lieu of land, subject to WAPC policy guidance on public open space, and procedures for cash in lieu contributions for public open space. Any requirement for public open space should be established as early as practicable in the design development process."</i></p>	Minor clarification to ensure the intent of this provision is clear and that certainty is provided to all stakeholders.
4c	<ul style="list-style-type: none"> LDPs for land identified as potential POS or linkage 	Clause 10.9.2 and 10.9.3	<p>Insert additional clause 10.9.2 as follows:</p> <p><i>"10.9.2 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> <p>Renumber clauses accordingly</p>	To enable the effective coordination of public and private realm improvements and development, to provide more certainty to all stakeholders for development potential, community benefits, and preliminary design outcomes before development application lodgement.

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5	Height	Clause 3.9.1, p 32	Replace with <i>“3.9.1 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>	Ensures podiums are fit for context and provide positive contribution to the streetscape.
6	Community Benefit (Increase requirement to 5%)	Clause 22.2 (p54)	22.2.1 To gain additional development concessions, proposed development must provide significant community benefit. Community benefits provided by the proposed development shall be items stipulated in the Place and Community Needs Blueprint. The value of community benefits provided on site contribution shall comprise 5% of the construction value of units in the proposed development, for that portion of the proposed development in excess of the base height and/or plot ratio (whichever is greater), valued on a pro rata basis 22.2.2 In lieu of providing community benefits on site, a cash contribution may be agreed as an alternative. Such contribution shall comprise 5% of the construction value of units in the proposed development, for that portion of the proposed development in excess of the base height and/or plot ratio (whichever is greater), valued on a pro rata basis	Adjusted from 3% to 5% to balance community benefits with impacts experienced from additional development (height and/or plot ratio)
7	Frontages	Figure 3 (p17)	Modify frontage type for Forbes Road between Kintail and Tweeddale Roads from Residential to Mixed	Minor adjustment to reflect the role of Forbes Road as an important connection to the north, and that passing trade may stimulate non-residential uses.
8	Plot Ratio	8 Interpretations (p56)	Plot Ratio (applies to Q1 and Q2) For the avoidance of doubt, plot ratio shall be measured and defined as in the State Planning Policy 7.3 Residential Design Codes Volume 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.	To protect amenity of dwellings fronting Canning Highway by enabling enclosure of balconies with no plot ratio penalty
9	Minimum Developable Area Calculations • Exclude land subject to PCA or reserves from calculations (for base heights)	Clause 2.7 (p30)	Add clause 2.7.5 as follows: <i>“2.7.5 Within Q1 and Q2, in calculating minimum lot sizes under clauses 2.2 and 2.3, 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>	Clarification of purpose for Planning Control Area excluded from land area calculations

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9	<ul style="list-style-type: none"> Exclude land subject to PCA or reserves from calculations (for bonuses) 	Clause 21.5 (p53)	Add Clause 21.5.3 as follows: <i>"21.5.3 Within Q1 and Q2, in calculating minimum lot sizes under clauses 21.2 and 21.3, 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>	As above
10	Parking	Clause 18.3 (p48)	For "Residential visitor" dwelling type in Q1 & Q2 replace "N/A" with "Min: 0.1 per dwelling"	Ensure provision is made for residential visitor parking in the ACP
		Clause 18.11.2 (p49)	Replace clause with <i>"Access and egress to and from on-site parking, from and to the street shall comply with AS/NZS 2890.11:2004 Parking Facilities Part 1: Off-street parking"</i>	To ensure suitable sightlines based on Australian Standards

Plan Changes

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1a	Plan changes ACP Boundary Moving southern boundary	Figure 1 (p14) and related modifications to Plan Series	Adjust ACP boundary to remove land south of Wren St, and south of Helm St	To provide a street as a boundary for the southern edge of the ACP area in keeping with previous Council resolution
1b	Height on Forbes Rd	Figure 2 (p15) and related modifications to Plan Series	Revert properties on the western side of Forbes Rd between Kishorn Rd and Tweeddale Rd from H8 to H4;	To protect the amenity of these properties