



# Officer Presentation

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**UP26/104 Local Planning Scheme 6 Amendment:  
Additional Use Medical Centre - 729 Canning Highway, Applecross**



City of  
**Melville**

## Subject Site & Proposed Amendment

### Site Zoning & Usage

- Residential R40.
- Single-storey building currently operating as a consultancy practice (two practitioners)

### Amendment Purpose

- Introduce “Medical Centre” as an Additional Use.
- Would permit more than two practitioners on site

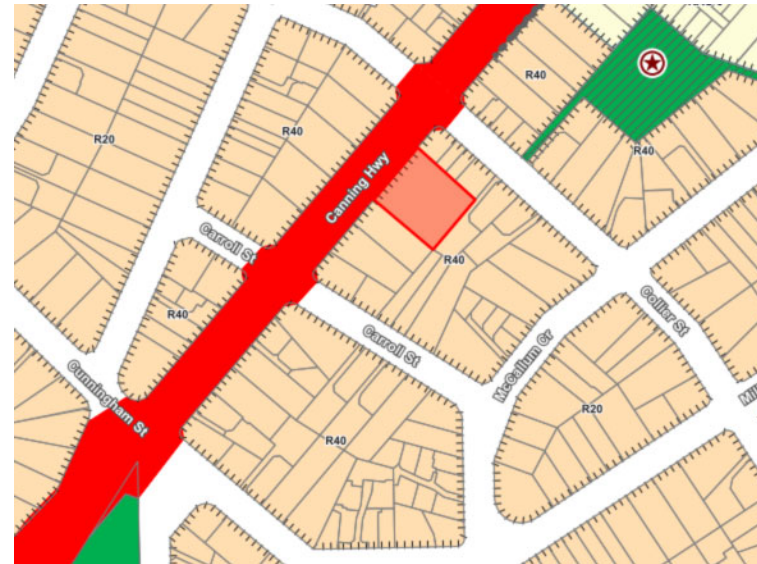
### Medical Centre Operations

The proposed Medical Centre would accommodate:

- 3–5 practitioners
- Up to 10 support staff

Proposed operating hours:

- Monday–Friday: 7:00am–6:00pm
- Saturday: 8:00am–5:00pm



# Consideration of Initiation of Amendment

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## ⚠ Preliminary Advertising

- Two submissions received:
- Opposition – concerns about traffic and parking demand, Saturday operating hours and the potential for future high-rise development.
- Support – Supportive of the amendment provided the existing building height is retained and adequate on-site parking is maintained.

## 📄 Potential Impacts of Medical Centre

- Additional capacity of the site beyond two practitioners may cause impacts relating to:
  - Scale of operations
  - Traffic + parking impacts
  - Operating hours
  - Neighbour amenity
- Considered that these items may be suitably managed through future development application process.

## ✅ Conclusion

- Initiation of the amendment (to allow formal public advertising) is recommended given site location, current use and opportunity to manage impacts.

## Next Steps

- Request Minister's approval to commence advertising.
- Item to Council to consider results of advertising and decision to approve, modify or refuse amendment.

