

Briefing Forum Presentation

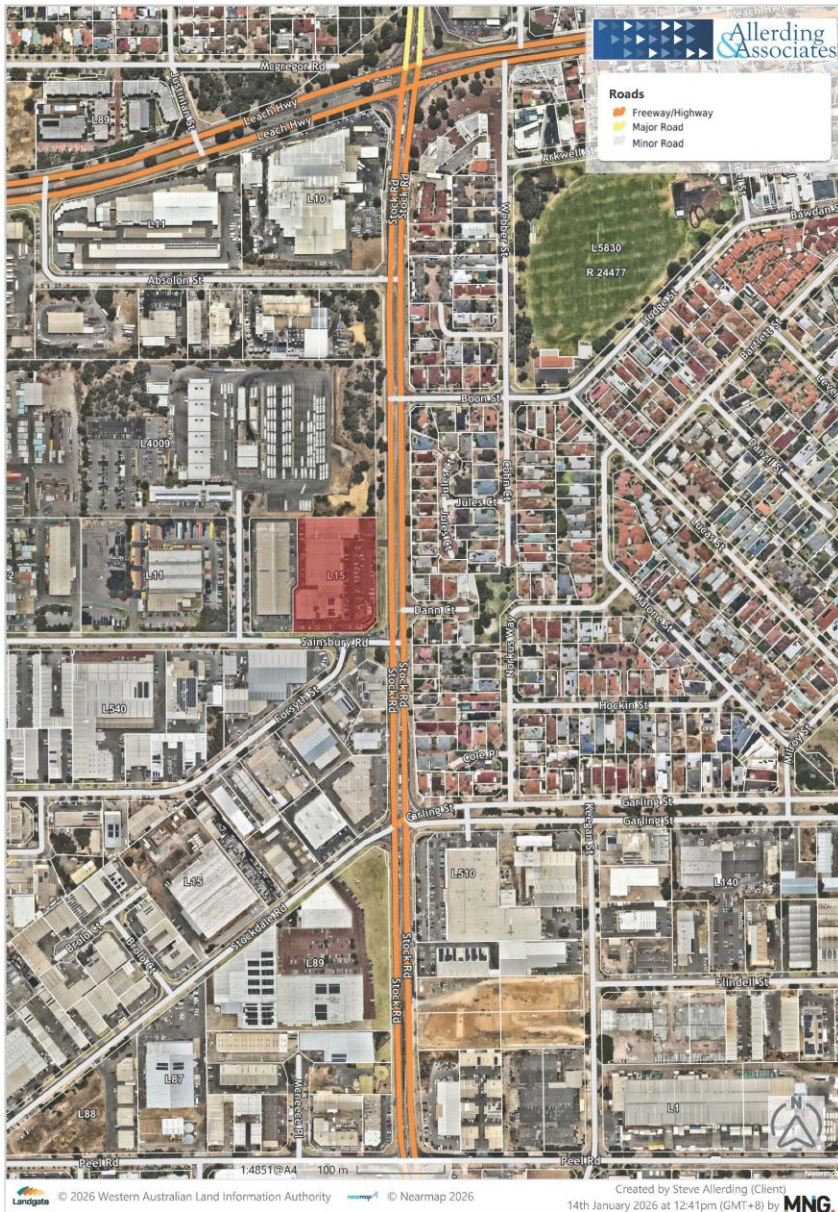
City of Melville

14 April 2026

Agenda Item No. UP26/107

Proposed Amendment to LPS 6 to rezone
Lot 15 (305-307) Stock Road, Palmyra from
“Light Industry to “Service Commercial”

Location Plan

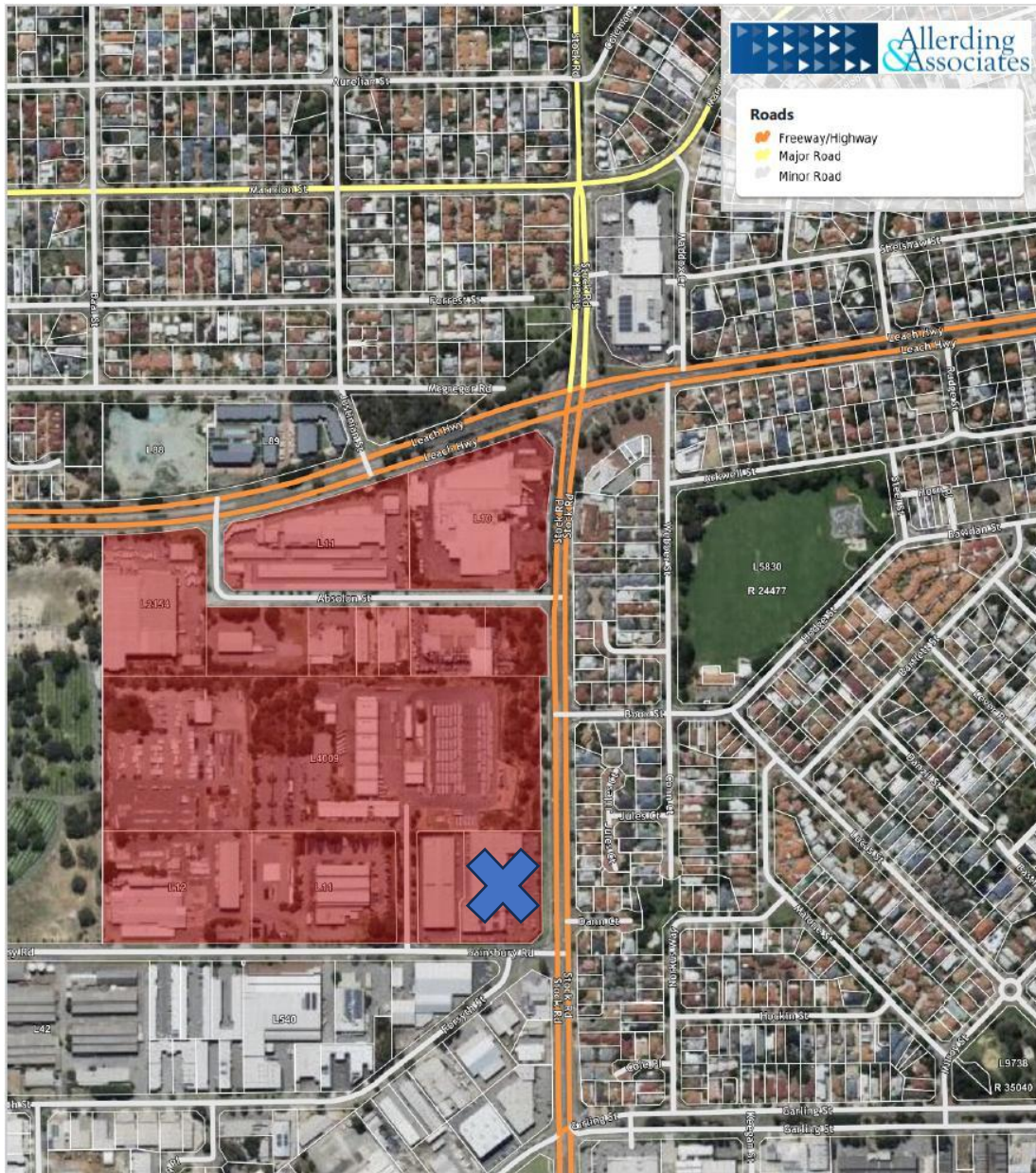


- 305–307 Stock Road, Palmyra.
- Located on the corner of Sainsbury Road and Stock Road.
- Interface addresses and is opposite Willagee Residential Area.
- Has Primary relationship with commercial activities along Stock Road than industrial facilities in Palmyra.
- Location Bookends other Commercial facilities south along Stock Road.

Site History



- Approved by the City of Melville in February 2000 as a 'Showroom/Warehouse' use under Community Planning Scheme No. 5 and has operated continuously in this form for more than two decades.
- The site is developed with a purpose-built homemaker/bulky-goods style complex consisting of multiple tenancies, shared internal access, on-site parking and servicing areas.
- Built form, floorplate sizes, ceiling heights, façade treatments and access arrangements are all characteristic of large-format showroom and service commercial development not Industrial.
- Building form not designed to adapt to industrial conversion.
- Key location provides appropriate intersection transition between commercial uses along Stock Road south and Industrial uses in Palmyra.



Palmyra Industrial Area

- Note Bookend Position on intersection at edge of Industrial area.
- Note no direct interaction or road access within Industrial area.
- Note addresses Stock and Sainsbury Road intersection and Willagee residential area not the Industrial area.

Current Tenancies

- Sitting Pretty Furniture.
- Total Tools.
- Pursuit – SMG.
- 99 Bikes.
- BK's Swim School.
- Funky Monkey Bars.
- Sunform Enterprises (lunch bar/fast food).



Design
Configuration



Tenancy types



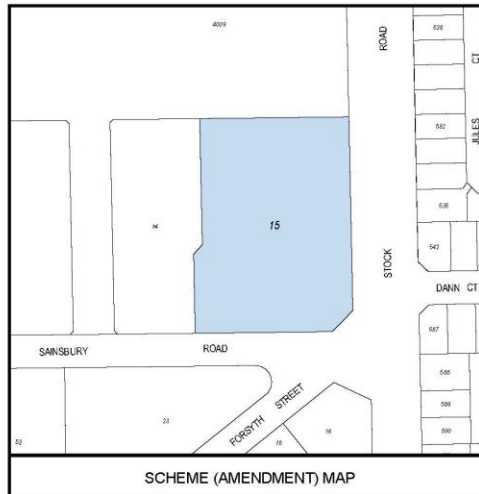
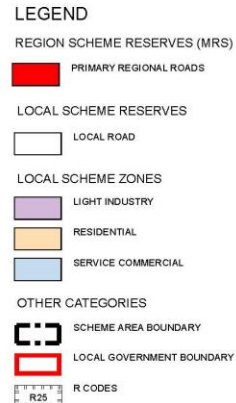
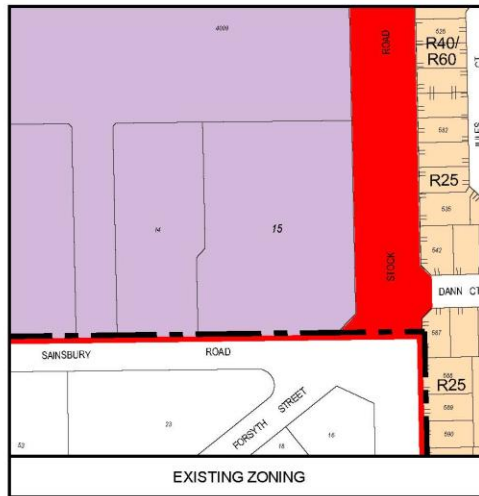
Stock Road – Zoning Context Plan

- Stock Road/South Terrace function as commercial distributor roads (Blue zoning).
- Site bookends perfectly as transition between Stock Road Commercial and Palmyra Industrial at Sainsbury Intersection.



Local Town Planning Scheme Zoning (LPS6)

CITY OF MELVILLE
LOCAL PLANNING SCHEME No. 6
Planning and Development Act 2005



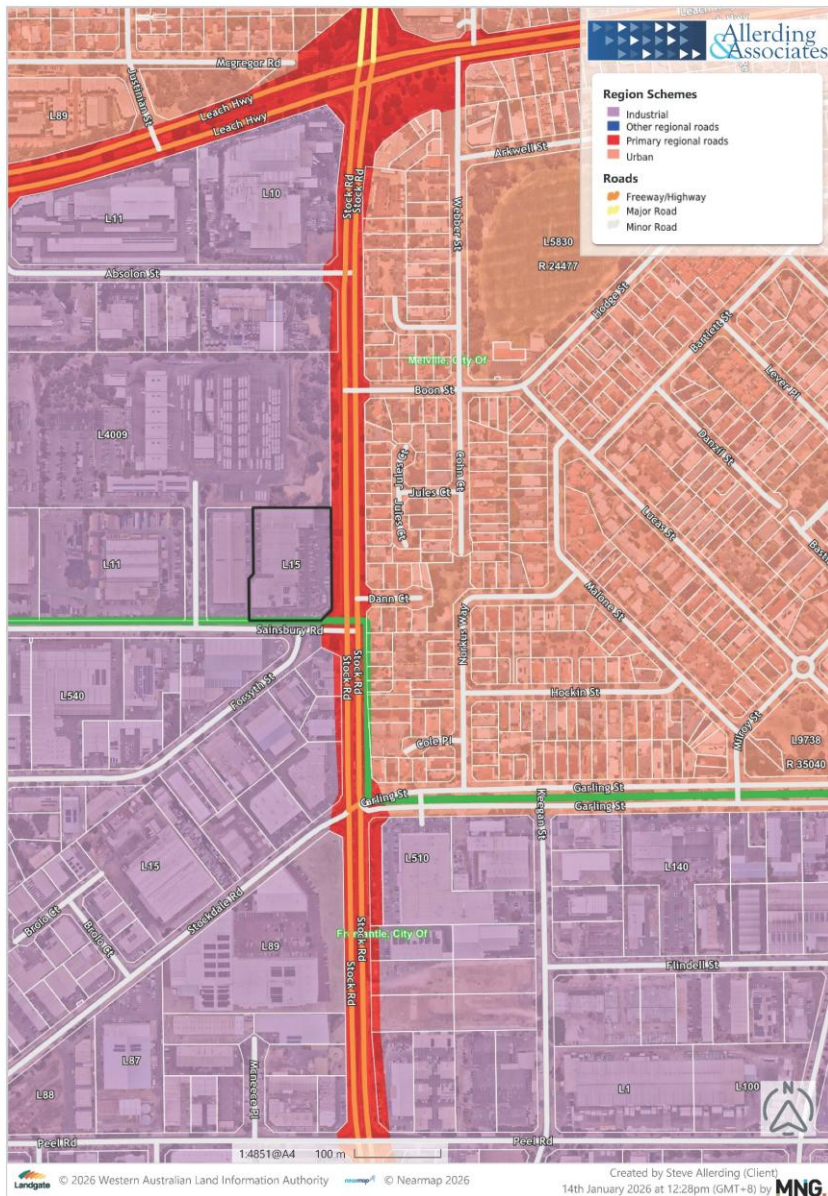
Amendment No 16
SCALE: 1:2500
DATE: 07.01.2026

- The amendment is a simple amendment to Service Commercial that formalises the existing uses as conforming uses to achieve an orderly and proper planning outcome;
- Rezoning resolves non-conforming use risk for a use that is otherwise suitable and appropriate on this site;
- The amendment provides certainty for existing and future investment, enabling the continued provision and adaptation of established services that are popular and well used in the local community; and
- Significantly, it does not undermine the strategic role or integrity of surrounding Industrial land or replace an existing industrial asset.

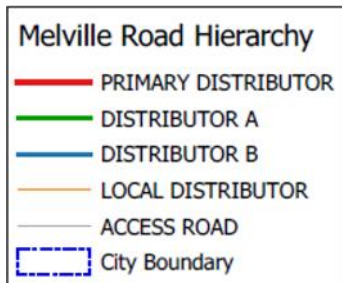
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QUESTIONS

Metropolitan Region Scheme Zoning Plan (MRS)



City of Melville Road Hierarchy



Local Town Planning Scheme Zoning (LPS6)

