



Officer Presentation

UP26/122 State Development Assessment Unit - Referral Response -
326 Canning Highway, Bicton



City of
Melville

Proposal and Process

- **11-storey mixed-use development,**
 - **\$93 million** construction cost
 - **203 dwellings**
 - **7 commercial tenancies**
 - **312 car parking bays** (236 residential bays, 49 commercial bays and 27 reciprocal visitor and commercial parking bays)





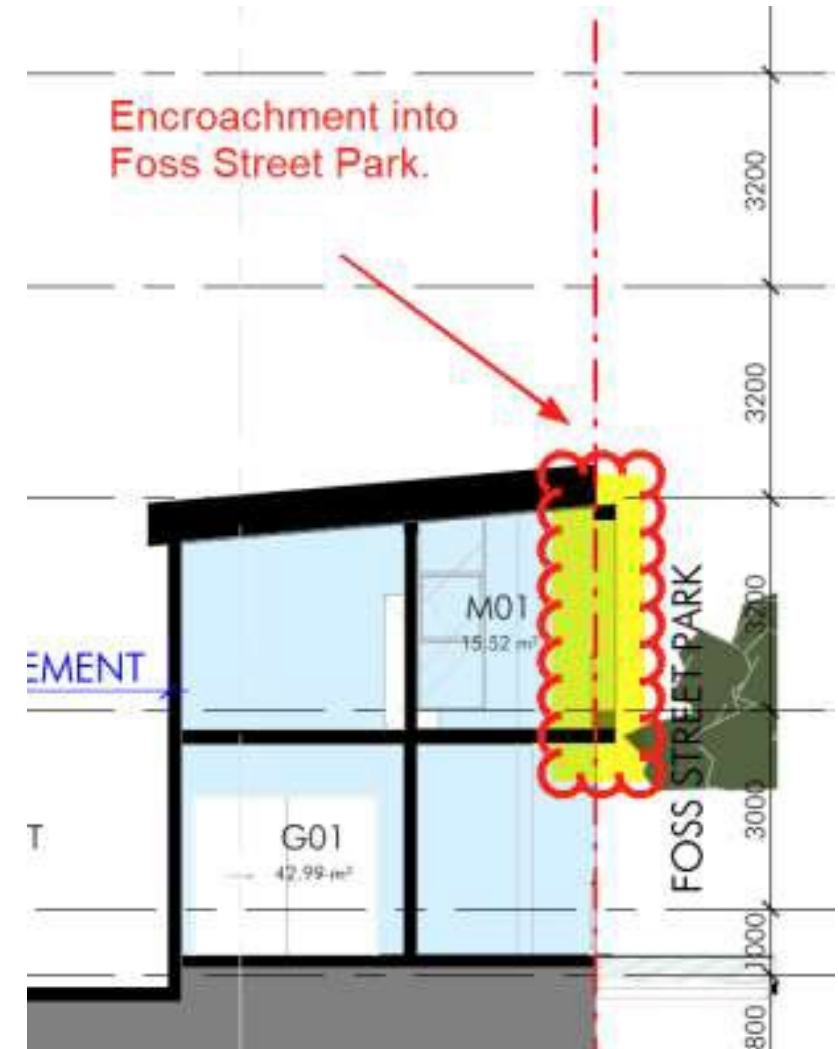
Proposal and Process Cont.

- Determined by the **WAPC** under the **Part 11B Significant Development pathway**; the City is a **referral agency only**.
- Officers recommend advising the WAPC that the development is **inconsistent with the local planning framework** and note concerns in relation to the interface with Foss Street Park to the north.

View from Cannin

Foss Street Park Interface

- The northern building **encroaches into Foss Street Park**, Crown land the City manages.
- Does not qualify as a minor encroachment under building legislation and hence City has not/cannot grant consent – needs Minister of Lands approval.
- Ground-floor dwellings rely on the park for **primary access** – park purpose is recreation.
- Officers recommend the **encroachments and access arrangements to Foss Street Park be removed** from the proposal.



Development Controls

Development control	Requirement	Proposed
Building height (eaves)	15m	36.2m
Building height (maximum)	17.5m	37.5m
Plot ratio	1.0	2.52
Dwelling yield	80 multiple dwellings (6,828m ² site at avg 85m ²)	203 multiple dwellings
Site cover	70% max (R60–R80)	72.5%
Soft landscaping	15% / 1,024.2m² min	5.8% / 396.1m²
Private open space	10m² min for 2-bed 12m² min for 3-bed	9m² on 4 dwellings 8m²–11.9m² on 18 dwellings
Internal floor area –	2 bed x 2 bath - 72m² min 3 bed x 2 bath - 95m² min	70m² on 6 dwellings 91m²–94m² on 5 dwellings
Solar access (internal)	Max 15% (30 dwellings) with no direct sunlight to primary living space	17.7% (36 dwellings)
Residential visitor parking	54 spaces	27 reciprocal resident/commercial spaces
Commercial parking	98 spaces	49 spaces (27 reciprocal)
Boundary wall height – north	7m max	9m
Boundary wall length – north	14m max	70.7m
Awnings – coverage	Full length where building abuts footpath	Not provided to Canning Hwy or Preston Point Rd frontages
Awnings – depth	2.5m min	Below 2.5m, not practical for weather protection

An architectural rendering of a modern, multi-story residential or commercial building. The building features a mix of light-colored concrete panels and green vertical slats on the balconies. The ground floor has large glass windows and doors, suggesting a public space like a cafe or shop. There are people visible on the balconies and near the entrance. The background is a clear sky, and the foreground has a dark blue wavy graphic with colorful lines.

Other Concerns

- Brewery is an 'X' land use within the zone.
- Road safety issues - blind corners, sub-standard aisle widths, unclear loading-to-lift access, no direct pedestrian link to the adjoining site.
- Policy LPP1.4 triggers a **\$715,000 public art contribution** at \$93m construction cost — **applicant proposes none.**



Other Concerns Cont.

- The **Leopold Hotel** (operating since circa 1907) is not heritage listed, but carries local social and cultural significance.
- Opportunity for development and public art to **reinterpret the site's music and entertainment history.**
- Scale is inconsistent with **SPP4.2**, as the site is a **Neighbourhood Centre** intended for low-to-medium-rise.



Conclusion

- Recommended action: provide the referral response in accordance with officer recommendation.
- Noting that the SDAU may seek to approve regardless of concerns, recommended conditions provided as **Attachment 12** for WAPC consideration.