



Presented to	18 April 2023 Ordinary Meeting of Council
Related to Item	UP23/4025 Review of Canning Bridge Activity Centre Plan – Recommendation to WAPC
Submitted by	Cr C Ross
Attachments	Nil.

Amendment

That the following amendments to Attachment 5 of the Officer Recommendation in Item UP23-4025 are proposed in order to include the Community Consultation results and the CRG recommendations in the consideration of Item UP23-4025 so that all of these recommendations may be included for discussion and acceptance or rejection in the Council Resolution.

The recommendations below if accepted will replace or amend the HRD recommendations.

	Issue	Actions Required
1	Remove M15+ Area	1. Update Figure 2 and Figure 27 to remove reference to <i>M15: Mixed Use Up to 15 Storeys; Additional Discretionary Height Concessions for Community area</i>
2	Remove Bonus Height Opportunities	<ol style="list-style-type: none"> 1. Removing Clauses 21.5 and 22.2 2. Desired Outcome 3 to be amended to remove references to bonus height 3. Amend Cl.2.7.4 reference to bonus provisions 4. Remove Cl.3.4 reference to bonus provisions 5. Remove Explanatory Section on bonus provisions (pg52) 6. Remove reference to additional heights on Pg. 110 7. Remove Explanatory Section 6.2 and 6.3 (pg. 120)
3	Remove Cash in Lieu of Parking	<ol style="list-style-type: none"> 1. Update Table 18.3, 2. Remove Cl.18.5, 3. Update Desired Outcome 18 to remove reference to cash in lieu
4	Public Open Space Contributions – remove cash in lieu	<ol style="list-style-type: none"> 1. Update Cl.10.9.1 as follows; <i>Where a development site (or the previous subdivision that 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. Any requirement for public open space should be established as early as practicable in the design development process.</i>



5	Remove Green Walls and Balconies as Landscaping Areas	1. Modify Cl.10.3 to exclude green walls and balconies as landscaping areas								
6	Minimum 20% Deep Soil Area in M10 and M15 Areas	1. Add Cl.10.10; All development in the M15 and M10 Zone shall provide a minimum deep soil area equal to 20% of the overall site area. The deep soil areas shall be designed in accordance with the definition in Residential Design Codes Vol.2.								
7	Increase Minimum Lot Sizes H4 1000sqm H8 1800sqm M10 2000sqm M15 2000sqm	1. Modify Cl.2.2 to be as follows; <i>In addition to the height limits established in Figure 2 and Element 3, the following minimum lot sizes are required to build to the corresponding building height;</i> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><i><1000sqm</i></td> <td style="width: 50%;"><i>Maximum 10.5m (approximately three storeys)</i></td> </tr> <tr> <td><i>1000sqm-1799sqm</i></td> <td><i>Maximum 14m (approximately four storeys)</i></td> </tr> <tr> <td><i>1800sqm-1999sqm</i></td> <td><i>Maximum 26m (approximately eight storeys)</i></td> </tr> <tr> <td><i>≥2000sqm (M15)</i></td> <td><i>Maximum 32m (M10) and Maximum 48m (M15)</i></td> </tr> </table> <i>Amalgamation of adjacent parcels will be encouraged as an appropriate outcome to achieve this scale of development.</i> 2. Remove the now redundant Cl.2.3.	<i><1000sqm</i>	<i>Maximum 10.5m (approximately three storeys)</i>	<i>1000sqm-1799sqm</i>	<i>Maximum 14m (approximately four storeys)</i>	<i>1800sqm-1999sqm</i>	<i>Maximum 26m (approximately eight storeys)</i>	<i>≥2000sqm (M15)</i>	<i>Maximum 32m (M10) and Maximum 48m (M15)</i>
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8	Street Setbacks	1. Modify Cl.4.10.1 to increase minimum active frontage to 3m (from 2m) and remove ability to vary setback to nil. 2. Add Cl.4.10.4 as follows; <i>Secondary street setbacks for podiums shall be a minimum of 3 metres.</i>								





9	Side and Rear Setbacks	<ol style="list-style-type: none">1. Modify Cl. 5.8.3(a) to increase the minimum forward side setback in the Active Frontage area from 0m to 4m, and in the Mixed Frontage from 2m to 4m.2. Modify Cl. 5.8.4 as follows; <i>Development within the H4 zone shall be setback a minimum of 6m or 20% of the lot width (whichever is lesser) from side boundaries.</i>3. Add Cl. 5.8.5 as follows; <i>Development shall be setback as follows;</i><ol style="list-style-type: none">a) 4 metres from the rear boundary within the H8 zone and M10 or M15 zoned land with a rear boundary abutting H4 and H8 zoned land, andb) 6 metres from the rear boundary within the H4 zone.4. Thereafter renumber current Cl.5.8.5 as Cl.5.8.6.
10	Isolated Landholding	<ol style="list-style-type: none">1. Introduce definition in Part 8 Interpretations (pg. 56) as follows; <i>Isolated Landholding</i> <i>- A lot or lots immediately adjoining a proposed development with a combined area below the minimum lot size specified in Clause 2.2 to qualify for development in the CBACP zone where the lot or lots are located, and that are surrounded by streets or roadways or 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>2. Insert Cl. 2.8 that states as follows <i>All development in Q1 and Q2 must avoid the creation of an isolated landholding and must not be approved unless the developer has made reasonable documented efforts to acquire the potentially isolated lots at market value determined by an independent valuer(s).</i>
11	Identify Prospective POS	<ol style="list-style-type: none">1. Depict all of 27, 29 and 31 Moreau Mews and 50 Kishorn Road as POS2. Depict all of 13 The Esplanade and 64 Kishorn Road as POS.