

Canning Bridge Activity Centre Plan – Proposed Boundary Modification

Schedule of Submissions

(submitter details redacted)

Sub No.	Position on Amendment S= Support O = object	Within area proposed to be excluded from CBACP	Summary of Submissions	Comment
1	S	-	The new boundary is logical and uses the road reserve to buffer the change in coding. This need was made obvious by the View Road injustice of 2020.	
2	S	-	The current Canning Bridge precinct is an eyesore. Any restrictions on further multistory development is a godsend.	
3	S	-	<p>This is as good a piece of civic engagement as I have ever seen, supported by hundreds of local residents. It makes no sense for the city to object to this change. Get it done!</p> <p>*2nd submission It makes absolutely no sense whatsoever to have a mid block boundary for any change in zoning that affects residents as much as the CBACP. This is the best example of positive civic engagement I have seen in the City of Melville.</p> <p>*3rd submission The community has overwhelmingly supported the boundary changes, and the council has supported this view. It is now time for the city to implement council policy and stop trying to delay this process.</p>	
4	O	-	We need a more vibrant centre. We need higher density at this transport hub and we need more housing in Melville	
5	S	-	Will stop Wren street becoming a tunnel of high rise buildings. - will stop indiscriminate islands of high rise in a predominantly low rise suburban area. - the planning and building development in the CBACP to date has been completely mismanaged and has not been controlled, there are now islands of land unable to be developed effectively, leaving devalued properties and blocks of land that will eventually become worthless and wasteland.	
6	O	✓	<p>Dear Melville Council Members,</p> <p>We are a young family who recently bought into the area under the H4 zone. We purchased knowing the full extent of what the zoning meant, and believe we would have paid a premium for it. I expect that we'd stand to lose significant value on the property if this modification to the zoning was to go ahead. We do not own the property but are heavily mortgaged because of the potential investment and development opportunity in the future. A loss of value from a re-zone would put our family in a financially risky position. Our neighbors are vocal about the re-zone, but the majority are in a different position in life. They are older, some retired, and stand to lose far less given their homes are likely to see them out in life. Most have no intention of developing. I find it highly hypocritical of them to object to the current zoning given many of them would have made their financial success in the development of property or the benefits that come with ongoing development and construction. Also, they wouldn't have the luxury of living in such an area if prior developments were never made to the land.</p> <p>The concerns about the development zone are based on scare mongering, false information, entitlement, and ignorance. I work as a project manager and know how much effort and consideration it takes to submit a successful development application. I believe the planning and building department play a crucial role in the governance of such projects to ensure they are aesthetically pleasing, comply with the NCC, and improve the locals financial security and social wellbeing. To halt or scale back development in this current climate goes against the federal and local governments financial goals to have a strong economy post Covid.</p> <p>I haven't been able to make local government meetings to voice my opposition due to work and family commitments, but I hope this letter is taken with the weight in which it is intended. I strongly oppose changing the boundary of the development plan!</p>	
7	S	-	This makes sense following the major arterial roads rather than quiet neighbourhood roads and provides greater delineation rather than cutting through residential blocks. Good decision.	
8	S	✓	While I support the boundary changes for Helm South and Kavanagh Street to R20, 15 and 10 storeys is ridiculously high for Helm north. This will create massive problems for residents on Helm South and Kavanagh. It will block light, create infrastructure and road problems and seriously jeopardise the character of the neighbourhood. There should be a maximum of 6 storeys for Helm north.	
9	S	-	The proposed modifications remove the probability that many current R20 residents will have 4 stories or higher along one or more of their present boundaries. This would mean many R20 living areas will be much further away from the higher story buildings in the H4 and H8 zones.	*Same address as submission 105.

10	S	✓	<p>In the original zoning, 4 storey developments could occur immediately adjacent to the general R20 area, with no separation, in the area to the south of Wren Street, and in the area bounded by Ogilvie Road, Helm Street, and the Esplanade. The new zoning has the boundaries of 4 storey developments to follow streets - Wren St, and Helm Street. I very much agree with this.</p> <p>*2nd Submission</p> <p>It's a fairer and more logical arrangement to have the development scheme terminate at streets, rather than at fences.</p>	
11	S	-	<p>The current boundaries for the Canning Bridge Redevelopment scheme will facilitate the destruction of the amenity of Mt Pleasant's beautiful streets. We wholeheartedly support the moving the boundaries back to the main roads. Now to address the ridiculous height concessions!</p> <p>*2nd Submission</p> <p>The current boundaries encroach into the streetscape of quiet residential streets. Developments approved under the current boundary plans would destroy the amenity of the streets for which Mount Pleasant is famous and would detract from the very amenity that led us to buy into this area in the first place. Move the boundaries back to the main roads.</p>	*Same address as submission 95.
12	S	-	<p>The whole concept is better as previously the boundary was through various housing lots, it makes is much more sensible to follow street lines so that one side allows a development and the other is virtually residential</p>	
13	S	-	<p>I'm supportive of any modifications to the CBACP that reduces heights, density and footprint. Changes already made under the existing CBACP have proven to be detrimental to residents, including but not limited to unacceptable shadowing, significant diminishing of property values, increased traffic and wait times. Furthermore, developments have been approved that are literally eyesores with minimal to no increase in public amenity. Any modifications that reduce further development are welcome.</p>	
14	O	✓	<p>Right now we are experiencing considerable inconvenience and loss of amenity as an 8 level apartment block is under construction at 3-5 Wren St. I believe the value of our property has been decreased as a result of this activity. However, if our property was now excluded from the CBAC Plan and have zoning modified to Residential R20, I strongly believe the value of our property would be further de-valued!!</p>	
15	S	-	<p>The current southern boundary will have impacts on neighbours outside the CBACP unforeseen by the planners at the time of adoption. These impacts are worst for those immediately outside and south of the CBACP who are separated by only their fence. Despite Council attempts at mitigating impacts, those neighbours will be overshadowed for substantial parts of the day for much of the year. This is unacceptable to destroy their quality of life and value in their homes by mistake of planners. A solution is to move the boundary to Helm Street which will act as a buffer.</p>	
16	S	-	<p>With 30 story buildings where we were told they would be up to 15, and 22 story buildings where we were told they would be up to 10, there is plenty of development already in the CBACP. It has become clear the late change to extend the CBACP boundary across Helm Street and part way up suburban blocks was ill considered and the consequences on immediate neighbours unforeseen. This is unacceptable and must and can be corrected.</p>	
17	S	-	<p>We support this modifications because mount pleasant is a excellent suburb for our families and childrens to live in houses instead of apartments.. The residents respect each others and it should stay as residential area . We wish that council will stop modifying residential areas to apartments.</p>	
18	S	-	<p>I support the boundary changes however I dont support the zoning of the residential side (southern boundaries) only being R20. I would have thought the southern sides of Wren and Sleat Road should have a slighter higher zoning so that the street scape is stepped. Something similar to what has been done for Marmion Street and a small section of Colleran Way Booragoon.</p>	
19	O	✓	<p>I am absolutely opposed to the boundary changes. My property is currently in the H8 zone boundaries and would changed to be residential R20. Living directly opposite a 15 story building will decrease my property value by \$100,000 As it stands currently the property is able to be sold at a later date for H8 development. The traffic is already completely out of control. I am happy with the current boundaries and they need to stay as they were originally proposed.</p>	
20	O	-	<p>The Canning Bridge Activity Centre Plan area has become a haven of economic and social activity since the development of high-density residential buildings within the area. Despite the challenging economic circumstances that COVID-19 has produced there have been new businesses opening up. Further high-density residential development will continue to make this area a hive of activity and provide a different offering to the existing commercial centres in the City of Melville.</p> <p>I support the boundary changes as outlined in Petitions 1 and 2, however would support the inclusion of the block bordered by Helm St, Sleat Rd, Kavanagh St and Ogilvie Rd which is omitted in Petition 3. This block could provide residential development of up to four stories that would provide an aesthetic transition between the existing housing stock to the south of the Canning Bridge Activity Centre Plan.</p>	
21	S	✓	<p>Due to the lack of CBACP infrastructure improvement prior to residential development, it is only logical to push back the boundary (with associated height restrictions) the border of Helm St, in order to preserve residential integrity, community aesthetics and maintain liveability for the suburb. The ultra high density buildings thus far have only increased traffic congestion in the area, with no provision or development for public transport services.</p>	

22	O	-	I oppose the boundary change because an increasing number of aged people are deciding to downsize their homes whilst remaining in the same suburb. The H4 apartments would be ideal as demonstrated by the fast uptake of the 3 and 2 bed apartments in the building called 'Sanctuary' in Wren Street. These were snapped up by seniors who do not wish to live in an extreme apartment tower. There is a real need.	
23	S	-	shadow issue with the existing boundary. 100% agree and support the amendment boundary .	
24	S	-	*No comments submitted	
25	S	-	The natural borders of Helm St and Wren St are clear edges to the CBAC area. The previous borders intruded into suburban streets unnecessarily and seemed to be arbitrary. These borders affirm the integrity of our residential streets particularly View St, one of the pretty jacaranda streets. These are narrow streets unsuited to large construction works and increased vehicles.	*Same address as submission 104.
26	S	-	The present boundary is illogical and increases the possibility of potential high-rise constructions, with unacceptable vehicular traffic and height shadow implications, into primarily single residential areas thus further increasing the loss of amenity already caused to our suburb by the implementation of the CBACP	
27	S	-	I support the modifications because it is the lesser of the two evils. Giant ugly & expensive dwellings will have an adverse affect on everyone in the area not just the next street. The POS plan appears to be a shallow strip along a fragile river. Surely urban infill can be restricted to LOW RISE apartments spread throughout Melville? They blend in & residents have a more valuable vested interested in the community. Traffic congestion alone is terrifying. Sadly I know I am talking to the wall.	
28	S	✓	In my opinion the existing boundary was ill advised from Day 1. It strikes me as simply illogical to have a boundary as it currently exists between houses [REDACTED] Ogilvie Road and again between houses near the north end of View Road. It should be accepted that original decision was wrong and now be amended to follow the streets as shown in the amended plan *2 nd Submission As you would note from my address the current boundary is located between Nos [REDACTED] [REDACTED] Ogilvie running east and then down my back fence. This current boundary between homes defies logic and should be changed to Helm Street. For goodness sake recognise that an error was made and correct it now. When we moved to this address 20 years ago never in wildest dreams did we visualise 4 storey apartment blocks in our vicinity.	
29	S	-	The proposed boundary will prevent adverse impacts on residences whose properties directly adjoin the boundary on the southern side without any buffer from a road. Under the old boundary these residences would be severely impacted by gross overshadowing and access to natural lighting from the north.	*Same address as submission 31.
30	S	-	The proposal will make the boundary far more logical and reasonable to the local residents. *2 nd Submission They will remove an illogical boundary between residential properties. *3 rd Submission The modifications would remove an illogical boundary between residential blocks and replace it with a reasonable buffer zone along a sealed road, thus reducing the adverse effect of "overshadowing" from anomalous building heights. The ratepayers in the residential zone moved here expecting the residential nature would continue and not be excluded by inappropriate development	
31	S	-	This proposed boundary is the most logical positioning as it will not interfere with the residents and the obvious effects of over shadowing loss of privacy.	*Same address as submission 29.
32	S	-	Already too much high rise in Mt Pleasant Applecross areas	
33	S	-	Support it as an improvement on previous proposal. Council/Planning commission WA has lost sight of what residential really means.High rise apartment development should have been limited to Canning Highway and close to canning bridge.Continuing with previous proposal would produce untold congestion and a very clogged infrastructure. Melville is not Singapore or Hong Kong!!	
34	S	-	The modifications to the proposed boundary are necessary for the well being of the taxpayers who live in area. The high rise buildings that are being constructed affect the residents causing traffic jams, over shadowing and loss of a sense of community. The taxpayers deserve to have their 'say' in what goes on in their neighborhood and must be listened to.	
35	O	-	I bought my property 10 years ago knowing that [REDACTED] St Mount Pleasant had zoning RACO and was looking to maximise the value in the years to come for Development purposes	
36	S	-	Unfair to have different building codes within one street and adversely affecting existing residents.	
37	S	✓	*No comments submitted	*Same address as submission 38.
38	S	✓	*No comments submitted	*Same address as submission 37.
39	S	-	We do not want high and large medium density developments to impact and change the character and green aspect of our local environment. These should be confined to a small area only, not extend to settled single residential block areas.	*Same address as submission 48.
40	S	-	*No comments submitted	
41	S	-	It is ludicrous to have the boundary running between a row of houses. There would not be a barrier between a high rise building & it's neighbor. At least a roadway and associated verges gives some degree of separation. Not that I support any high rise along Wren or Helm	*Same address as submission 42.


			Streets.	
42	S	-	No more ugly highrise for this once pleasant residential area. We have seen how the Raffles tower has devalued and become decayed looking after 15 years. This is how these flats will look in that time as well. High rise should be built alongside the suburbs along the Mandurah rail line for affordable housing & easy commute.. Not along the river miles from the train station, (With no parking or drop off points)which development was given concessions for.	*Same address as submission 41.
43	S	-	protect quality of life for existing residents	
44	S	-	<p>I believe that the proposed boundary modifications correctly align the boundary in accordance with Community Planning Scheme No. 5, Amendment No 35 outlined on 2006. I further believe that the Melville Council did not seek adequate (or perhaps any) community input or feedback when they then clandestinely changed the boundary to the current totally unacceptable and unworkable arrangement. The boundary should never have moved from Helm Street in the first place. See attached plan</p>	

			Less high rise density will decrease traffic along Ogilvie Rd and Kavanagh St and traffic trying to access Sleat Rd off Kavanagh St.	
61	S	-	*No comments submitted	
62	S	-	The proposed modification will stop encroachment on residential housing. An excess of highrise buildings will bring more traffic into streets that were not designed for multi-story apartments. The current services were not designed to cope with additional loads i.e water supply, sewage, power	
63	S	-	As I do not support the existing boundary. It is impacting on the liveability of life in the suburb towards the Canning Highway. Apartment blocks are already visible from where I live. Impact of increasing traffic. Impact on Reynolds Road increasingly being used as a rat run to the Canning Highway etc.	
64	S	-	Sleat Road is already a very busy road and bend where Sleat Rd joins Ullapool Rd is dangerous due to line of sight issue. Increased density in the area will only make these problems worst. I am also worried about privacy concerns with more high rise buildings near my house.	*Same address as submission 65.
65	S	-	We need to decrease traffic congestion on sleat/ullapool roads; High-rise apartments are an eye sore and will block natural light to adjacent houses.	*Same address as submission 64.
66	S	-	Although not in the border area, no one who is already established in the area should be overlooked or have northern sun taken. We have already lost significant city/river views. These places are too high and there should have been just 4 storey all along Canning Highway. Close to transport and shops, so is Brentwood/Bullcreek/Bateman/Murdoch. Best the high rise is stopped altogether.	
67	O	-	Density is key to reducing our environmental footprint, any reduction to proposed density is a bad idea.	
68	O	-	I support high density and the great work that went into the Canning Bridge Activity plan. I think a gradual gradient of density is far preferable to a sharp difference between one side of the street and the other.	
69	S	-	To avoid unacceptable adverse impacts on those residence who's properties are directly adjoin to the boundary and the service impacts it will hold on for all other community members.	
70	O	✓	<p>In response to the letter you sent on the 27 January 2021 in relation to the proposed modification to boundary of the Canning Bridge Activity Centre Plan.</p> <p>I own [REDACTED] Street, Mount Pleasant and the proposed modification detrimentally impacts me.</p> <p>The existing Canning Bridge Centre Plan allocates the southern side of Wren Street as H4 development. This existing plan shows the northern side of Wren Street as H6-8 storeys which means we will be looking at up to 6 to 8 storeys directly over the road from where I live.</p> <p>If the existing plan remains as is then there is a gradual decrease in height to allow the south of Wren Street to be 4 storeys and to blend in with the development. This gradual reduction in height is intentional by urban planners.</p> <p>The proposed change would impact the residence on the south of Helm Street to an even greater degree than us in Wren Street.</p> <p>Could you imagine if you change it to R20 in both the southern side of Wren Street and the southern side of Helm Street the residence of Helm Street would be looking at 10-15 story developments directly over the road from them and Wren Street would be looking at 6-8 storey developments.</p> <p>My partner is a [REDACTED] and we have direct access to Landgate information. Recently he examined the petitions on the City of Melville's website especially in relationship to the signatories who showed their residential addresses. These signatories showed their addresses as being kilometres from the development such as Leeming, Winthrop, Myaree, Kardinya and Bull Creek. He also checked to see if they owned other property in the precinct and of all the records checked no one owned an investment property in the area the subject of the planning modification change.</p> <p>This makes me wonder was the survey undertaken at a shopping centre or similar destination miles from the area of interest? A further concern with the signatories was that one elderly lady from [REDACTED] on the Corner of [REDACTED] and [REDACTED] named [REDACTED] did sign the petition and that was concerning to me. As a result on the 14.2.2011 I and my partner visited [REDACTED] to see if she would explain her reasons. [REDACTED] advised us that the person presenting the petition asked if she agreed with the new development plan and was asked to sign the petition. [REDACTED] advised us she only signed the petition because she was confused about what they wanted and only wanted to get rid of the person. During the discussion with [REDACTED] she revealed that in fact she should not have signed the petition and her opinion was against the modification of the plan.</p> <p>Investigation through Landgate also indicated that numerous signatories to the petition were residence directly opposite or in close proximity to the H4 boundaries. Obviously these people are petitioning to have the boundaries of the existing plan reduced so as the H4 development doesn't impact on them. In light of that how do you suppose they would like to be directly opposite 6-8 storey's? The original plan of gradual reduction in the height of the development is much more equitable. Maybe you could make the H4 areas into H6-8</p>	

			<p>and then see how they like it.</p> <p>My concern is the people who are requesting signatories may not and probably did not explain the full facts. I did notice there were no signatories from the residences of Wren Street. Were they even asked? I certainly wasn't asked. A petition can be very misleading and give a false impression.</p> <p>To evaluate the situation you would assume that the people most affected should have a greater say than people living some distance from the development.</p> <p>The aim of the Canning Bridge Activity Centre development is to increase the residential properties in close proximity to transport hub. Your boundary modification is in direct conflict.</p>	
71	S	✓	The change would create a more straight forward and clear boundary which will avoid future issues and upsets within the community. By staggering the boundaries as it is now we will end up with some properties being left behind and with buildings towering next to them while they are unable to develop.	
72	S	-	I support the proposed modifications as this will provide more than enough land to satisfy the high-rise development well underway and protecting any further spread into the residential areas. In addition it will assist in the serious traffic issues already being experienced by locals with the high-rise already constructed	
73	S	-	Whilst I agree that there needs to be more infill to increase housing capacity, the current zoning does not take into consideration the impact on traffic conditions. There are limited access to Canning Highway and the densities in the current model would cause major delays as there are already significant delays on all roads which allow entry to Canning Highway.	
74	O	-	<p>I live directly opposite the existing works for a 8 storey apartment lot. I find it strange you allow this kind of zoning on Wren street in the first place. Furthermore, you're proposing to change the zoning on the opposite side of the road to reduce the height from the current 4 storey zoning. Its very unfair that residents like myself, have to firstly deal with the constructions and secondly, be left shadowed by 8 storey buildings. We're on the southern side of the street so we will no longer have much of the northern sun, particularly during winter.</p> <p>I suggest increasing the southern side of Wren street to a 6 storey zoning, so the heights stagger down evenly. It will make us happier and it wont look so out of place.</p>	
75	S	-	As we live in close vicinity to these boundaries I feel its of the utmost importance to support this boundary modifications for the sake of the existing residents.	
76	S	-	Support - clearly the impact on so many long serving and loyal citizens who have helped shape this prestigious area to what it is today through building quality homes, caring for the street-scape, raising respect for the area and above all have been involved in its transition to high density infill. Don't penalise them with shadowing high-rise and overcrowding of their homes and streets. Make the right call	
77	S	-	I think it is the most appropriate action .	
78	S	-	The current position of the CBACP is unsatisfactory where it runs mid-block because the lower density (R20) properties are on the southern side of the CBACP & there is as a consequence an excessive level of overshadowing of the adjoining R20 properties. The potential overshadowing of our property (100% of our outdoor and indoor living areas from we understand April to August inclusive), due to the current placement of the CBACP is unreasonable and the prime example of this problem.	*Same address as submission 80.
79	S	-	If the proposed boundary modifications are not changed, it will have a major impact on View Road as there is the possibility of high rise buildings being built in this beautiful tree lined street.	*Same address as submission 82.
80	S	-	Because the existing mid-block placement results in unacceptable inequities - in particular gross overshadowing of properties on the southern boundary still zoned R20. This boundary placement was a mistake and residents just do not understand the reluctance to rectify this mistake. Residents on the south of the boundary should retain reasonable access to sunlight from the north- i.e. be given a fair go - this is supposed to be how we operate in Australia.	*Same address as submission 78.
81	S	-	<p>I cannot understand how any planner could think that the boundary should run down fence lines in the first place. This is about correcting a clear error by the planners involved and should have been fixed years ago.</p> <p>*2nd submission 16 March 2021</p> <p>Cannot understand how any town planner thought that boundaries down fence lines was a good idea or acceptable!</p>	
82	S	-	I support the proposed boundary modifications. If we were to have high rise built around us it would devalue our property we would also loose our privacy and all natural sunlight coming into our yard.	*Same address as submission 79.
83	S	-	1. It makes more sense to have a boundary along a road or roads than to abut already existing properties. 2. Reduction of loss of amenities on those properties currently contiguous with the proposal.	*Same address as submission 124.
84	S	-	*No comments submitted	
85	S	-	The amount of apartment buildings being constructed in Mount Pleasant and Applecross is detrimentally changing the once prestigious and leafy suburbs.	
86	S	-	Too many high rise created too many new problems to the living environment.	
87	S	-	I believe that the CBACP is imposing to greatly on the existing suburb, in particular at the interface with residential streets. Development should be encouraged in areas in the centre of the CBACP and the interface with suburban areas needs to be softened dramatically. At the moment, having 15 plus story apartments next to one/two storey homes (as will happen	

			on Forbes St) in Applecross with the SkyGardnes development is just sheer lunacy. *2nd submission 25 March 2021 I support these modifications because they will greatly assist in overshadowing impact on neighbouring properties who are not within the CBACP. The adverse economic consequences to existing residents could be great and something to redress this is needed.	
88	S	-	traffic congestion concern re dramatic infill with apartments so more apartments not necessary. also, the constant submissions to JDAP who make approvals when they're clearly way outside the intent of what's prescribed is ludicrous and an insult to residents therefore the fewer applications JDAP have to consider the better.	
89	S	-	I fully support this submission in order to prevent the unacceptable adverse impacts on the residents whose properties directly adjoin the the boundary on the southern side without any buffer from a road but also because of the impact it would have on existing residents of this beautiful street.	
90	S	-	My wife and I own a property in Ullapool Rd which is affected by the proposal.	
91	S	-	These new boundaries are much more practical and will better protect the privacy of surrounding residents	*Same address as submission 210.
92	S	-	*No comments submitted	
93	S	-	I support the proposed boundary modifications.	*Same address as submission 112.
94	S	-	I support this boundary change based on the owners of the properties and the adjoining properties being interviewed and the decision being based on their response.	
95	S	-	*No comments submitted	*Same address as submission 11.
96	S	-	I support the boundary modifications fully. There is a blatant disregard for the increasing traffic conditions and congestions facing local residents. Existing road infrastructure does NOT cater for the level of traffic being experienced at peak times, NOR does council adequately address illegal roadside parking as a result of these large volume of residents in these of apartment buildings and local commercial businesses.	*Same address as submission 97 & 98.
97	S	-	Its a joke that everyone of these existing buildings and the proposed new large developments which have been approved by council for each of Kishorn Crescent Ogilvie Road and The esplanade can only exit and Head East towards Perth city from ONE street that is HELM and try to and enter into already congested traffic on Sleat Road. Why would we subject residents to further frustrations and congestion than we already experience caused by the lack of empathy by council	*Same address as submission 96 & 98.
98	S	-	Its a joke that everyone of these existing buildings and the proposed new large developments which have been approved by council for each of Kishorn Crescent Ogilvie Road and The esplanade can only exit and Head East towards Perth city from ONE street that is HELM and try to and enter into already congested traffic on Sleat Road. Why would we subject residents to further frustrations and congestion than we already experience caused by the lack of empathy by council.	*Same address as submission 96 & 97.
99	S	-	There is far too much high rise in Mt. Pleasant and I do not want to see it in our beautiful street. It has caused stress to many of our beautiful neighbours not to mention in the traffic increase. The challenge with this particular issue is the fact that it will block the natural light from neighbouring properties. It has to stop!!!!	
100	S	-	The proposed boundary in View Road better reflects community needs and does not allow for 4 storey units built right next to existing single storey dwellings.	
101	S	-	To protect the quality of existing residents lifestyle	
102	S	-	I support the proposed boundary modification because it overcomes the adverse impacts on those residents whose properties directly adjoin the Canning Bridge Activity Centre without any buffer from a road.	*Same address as submission 25.
103	S	-	It makes sense to have the boundaries for building zones & heights to be ALONG designated roads rather splitting the zones in the MIDDLE of a street/road where it would severely impact residents (as presently zoned) - ie. View Road. I am fully in support of the proposed changes where the R20 rule takes in the whole of View Road and the boundary would be along Sleat Road.	*Same address as submission 9.
104	S	-	*No comments submitted	
105	S	-	The previous plan was impractical and did not consider the very negative impacts of having the boundary on the far side of Helm Street.	
106	S	-	We also oppose bonus heights in the M10 and M15 areas. They must be stopped	
107	S	-	I support the reduced boundaries as I like the character of the suburb and higher density living will negatively impact surrounding areas. More apartments will lead to greater congestion in the suburb and around canning highway/ canning bridge	
108	S	-	I feel very strongly that the permission to build multi story apartments or offices should be confined to Canning highway only, and not encroach into Mt Pleasant and Applecross itself. The owners of single dwellings do not want a multi story building next door to them, reducing the light, increasing the traffic and the noise and reducing the value of their properties. The proposed amendment is a good one	*Same address as submission 109.
109	S	-	Permission to build multi story buildings, (more than two) for whatever purpose, should be confined to Canning Highway. The building of the high multi story tower blocks was allowed with little thought to the increase of traffic in Sleat Rd trying to access Canning Highway, the reduction of light to existing properties, as well as the overall reduction of the value of	*Same address as submission 108.


			nearby properties. Limiting multi story buildings by the proposed boundary modifications is a good move.	
110	S	-	Reduce, traffic, NOISE, people, concrete jungle.... heat	
111	S	-	It seems the proposed modifications return the amenity of the area back to the initial Canning Bridge Plan i.e. before amendments that 'encroached' further South and West of Helm/Wren Streets.	
112	S	-	*No comments submitted	*Same address as submission 93.
113	S	-	The current boundary seems arbitrary and significantly impacts neighbours zoned R20. The proposed boundary sensibly follows the road lines reducing impact and amenity.	
114	S	-	I totally support the proposed boundary modifications back to the original boundary of only a few years ago i.e. on a road & NOT between houses. It is frustrating for long term residents having unwelcome changes happening many year's after they have moved into a house & made it their home. Common sense should take priority when looking at future developments & should be a prerequisite for any person accepting a paid role in any council &/or Government.	
115	S	✓	<p>Document prepared for community consultation on CBACP southern boundary change, closing 29/03/2021.</p> <p>I have been a property owner in the affected area for about 15 years and have followed the evolution of the Canning Bridge Activity Centre Plan (CBACP). Among my files I have the full GHD report of 2009 and other history.</p> <p>I <u>strongly support</u> the boundary change to Helm St and Wren St because;</p> <ul style="list-style-type: none"> • When we bought our property in Kavanagh St it was <u>outside</u> the boundary of the proposed CBAC. We, and many others in the area, either subdivided larger blocks or bought subdivided blocks of ~500m2 on the understanding the property would remain as R17.5 or R20. • Much of the housing stock in the affected area is relatively new (less than 15 years old) which reflects this view but also means that relatively new buildings would be wastefully demolished should development proceed. • The change of the boundary from Helm St to Kavanagh St (and elsewhere) with an 8 storey (or greater) height limit on our back boundary and 4 storey (or greater) on our property was done without consultation with affected residents. It was presented as a fait accompli. • The majority of resident property owners in the block surrounded by Helm St, Kavanagh St, Sleat Rd and Ogilvie Rd have subdivided or strata blocks generally less than 550m2 precluding any development on the properties without amalgamation. • A large majority of these property owners in the affected area and in the surrounding area have signed the petition to move the boundary back to Helm St. • The often touted argument that existing owners will benefit from higher land prices due to higher density zoning is a tenuous assertion and has not proven to be the case to date and unlikely in the future. For sufficient land to be obtained for redevelopment, current residents would have to amalgamate blocks or sell to developers. As most land owners would not be in a position to buy out their neighbours, any increase in property prices would mostly accrue to developers. • Beyond the block surrounded by Helm St, Kavanagh St, Sleat Rd and Ogilvie Rd, the boundary line for the 8 storey and 4 storey height limits follows an illogical and ill-conceived line along property <u>side</u> boundaries. This means that along the <u>whole northern side</u> of a property the taller building will overshadow the building on the southern side. This will occur at the 8 storey/4 storey boundary and the 4 storey/R20 boundary. Residents on the southern side of these boundaries will suffer huge <u>loss of amenity</u>. • Whoever makes the decision on building height limits <u>cannot be trusted</u> to limit the building heights. The evidence is clear for all to see in the CBAC where 15 storey height limits have been allowed to be stretched to 20 or even 30 storeys and recently approved developments where height limits have been allowed to change from 10 to 13 storeys and 10 to 17 storeys. There is also evidence of the 4 storey height limit being allowed to creep to 5 storeys. Therefore an 8 storey limit could easily become 10 or more storeys and a 4 storey limit already allowed to go to at least 5. (Note that the "H4" height limit was proposed to be 16m. At 3m per storey, 5 storeys can easily be achieved.) • Another spurious argument put forward is that there needs to be a transition from high rise to low rise buildings. This is not a valid argument. I can think of two examples. Firstly consider a park or town square in the middle of a high-rise area. No one objects to the change in height from 20 storeys to none. A second example comes from personal experience of living in a densely populated part of Santiago, Chile. In some areas there are high rise commercial buildings on the main road with high rise apartment blocks behind them to the next street but on the other side of the street there are single level houses. That is, buildings of 10 or more storeys on one side of the street and single level houses on the other. Perfectly acceptable aesthetically and common throughout the area. (Picture attached). Even in areas near the underground train stations where greater density is allowed, single and two storey buildings break up the landscape and allow light to enter the streets. • Furthermore, the transition in height argument completely ignores the fact that there would not have been any need to blend the heights had the original height limits of maximum 10 storeys proposed for the CBAC been kept. In other words, the City or State planners created a problem by allowing greater height limits than originally put to residents and then foisted a "solution" on the residents to a problem the planners created. • In 2018, well after the "final" issue of the CBACP in 2016, planners realised there 	*Same address as submission 223.

			<p>was insufficient attention paid to the “H4 zone” and put forward a series of potential modifications to the plan for these areas regarding set backs, dealing with overlooking issues and a requirement for a minimum lot size of 1200m2. This indicated insufficient thought applied to the boundary change. (Note that the 2018 proposed requirements for a four storey development were a land area of 1200m2 and a 25m frontage. Current block sizes are either less than 550m2 if subdivided, or less than 1100m2 with a 20m frontage if recombined. Therefore the requirements of 1200m2 and 25m cannot be met unless 3 subdivided blocks or 1.5 full blocks are amalgamated.)</p> <ul style="list-style-type: none"> My last and perhaps most important point is that I and other residents have not seen any justification for the inclusion of the area south of Helm and Wren Streets based on the State Government’s target population density targets. With the bonus height provisions being applied across the CBAC, one would assume that the target population density targets will be exceeded <u>without</u> the inclusion of the areas south of Helm and Wren Streets. In an argument against the resident’s request for a boundary change, the City Planning Officers have stated, "A down coding of land proposed to be excluded from the CBACP would require substantial justification". (In other words the Officers are too lazy to respond to their employers’ (ratepayers’) request.) This statement is farcical as there appears to have been <u>no adequate justification</u> for the inclusion of the properties south of Helm Street or for the <u>arbitrary approval of increased height of buildings</u> over the precinct. We, the residents, are in no position to provide justification for the down coding as we are unaware of the process and reasoning of the drafters of the CBACP and unaware of the process and reasoning for the approval of buildings that exceed CBACP height limits. 	
116	S	-	Less high rise properties near me meaning less traffic congestion at peak hour.	
117	S	-	*No comments submitted	*Submissions 117-123 all from the same address
118	S	-	*No comments submitted	*Submissions 117-123 all from the same address
119	S	-	*No comments submitted	*Submissions 117-123 all from the same address
120	S	-	*No comments submitted	*Submissions 117-123 all from the same address
121	S	-	*No comments submitted	*Submissions 117-123 all from the same address
122	S	-	*No comments submitted	*Submissions 117-123 all from the same address
123	S	-	*No comments submitted	*Submissions 117-123 all from the same address
124	S	-	*No comments submitted	*Same address as submission 84.
125	S	-	It still extends too far along the highway. It should stop at Sleat Street with the exception of the corner block where the motel is, and on the other side of the highway, it should stop at Sleat or Jane at the furthest, not Ullapool. And this doesn't do anything to reduce the heights within the zone? So it still allows 10, 15, 20 storeys? Way too high. Sorry, at least you're shrinking it, but not enough.	
126	S	-	The shrinking of the boundaries will hopefully mean that within the modified blocks there will be less overshadowing etc caused by large buildings. It is also a more clear boundary line and appears to be less subjective. Where boundary lines run between two properties on the same block the boundary appears to be rather arbitrary.	

127	S	-	Boundary asking a street, preferable to along property boundaries.	
128	S	-	Traffic/Parking in the area is already at a premium. By changing the classification bordering Helm St to R20, it will go towards helping to keep the higher density buildings to a minimum. Would love to see some green public space somewhere in the Canning Bridge Activity Centre where we can take our grandchildren to enjoy a small park (eg swing and slide). Considering there are many apartments in the area, nothing of this nature is within walking distance.	
129	S	-	<p>This is a sensible change to limit the burgeoning and negative effect of the CBACP into long standing residential areas. Is the current boundary one that the planners have allowed to creep beyond the one originally put forward some 10 or more years ago? You have my contact details above to send your reply. Thank you.</p> <p>*Second submission 25 March 2021</p> <p>This modification is a sensible and logical change to avoid unfair crowding out and overshadowing of existing properties immediately at their fence boundaries. The proposed modification will at least provide a road width between existing properties and future developments.</p>	
130	S	✓	I support the proposed boundary modification. It is not appropriate or effective to have the existing boundary line running though a property line. Reverting back to the road as per a few years ago provides a buffer to minimise overshadowing, noise and other interference. Aesthetics for this pocket would be improved as well. Overall the modification will foster better community, business and entertainment interaction.	*Same address as submission 131 & 132.
131	S	✓	I support the proposed boundary modification. It is not appropriate or effective to have the existing boundary line running though a property line. Reverting back to the road as per a few years ago provides a buffer to minimise overshadowing, noise and other interference. Aesthetics for this pocket would be improved as well. Overall the modification will foster better community, business and entertainment interaction.	*Same address as submission 130 & 132.
132	S	✓	I support the proposed boundary modification. It is not appropriate or effective to have the existing boundary line running though a property line. Reverting back to the road as per a few years ago provides a buffer to minimise overshadowing, noise and other interference. Aesthetics for this pocket would be improved as well. Overall the modification will foster better community, business and entertainment interaction.	*Same address as submission 130 & 131.
133	S	✓	The current building heights have far exceeded that of the original proposed redevelopment of the Canning Bridge Activity Centre which few rate payers would have agreed to. The sooner the boundary modifications are implemented the better.	
134	O	✓	<p>We have resided at the above address for 7 years. We are lodging our <u>strong objection</u> to the proposed amendment to modify the boundary of the Canning Bridge Activity Centre Plan and the scheme amendment to down zone our property to R20.</p> <p>Although we purchased this house to raise our family, we have now come to accept that in the longer term the area would be redeveloped and that we would also have some development opportunity. That opportunity would be taken away with this amendment and the amenity of our property would be seriously compromised. If approved our property will remain as a single house and across the road, we will have buildings 10 to 15 stories in height. In addition to losing the option of developing this would also potentially render our house unsaleable.</p> <p>It appears that the proposed amendment is based on a petition, one that we originally signed based on supporting residents who would have been impacted by the boundary running on residential boundaries and not roads. However, we were not aware of the potential impact that this would have on the Western end of Helm Street and subsequently would not have signed had we known. The petition contains no assessment of the impact of this amendment will have on the objectives of the structure plan or the amenity of residents in Helm Street. We understand that any final consideration or approvals will not be the councils but are exceptionally upset that the potential impact to residents in Helm Street was not considered.</p> <p>To say that this modification and down zoning of the area is a basic or minor amendment beggars belief. This is a major modification to the structure plan and the zoning for the area and we seriously question the process being undertaken by the council.</p> <p>There needs to be a comprehensive review of the structure plan that includes all residence in the area before any consideration is given to the amendment to boundaries. Although we can see the point that having a boundary at the rear of property boundaries will cause great concern to those</p> <p>residence, pulling the boundary back to Wren and Helm Street takes out a major area of the redevelopment and no consideration has been given to the impact that this may have on the amenity of existing residence or the overall objectives of the structure plan.</p> <p>The structure plan was approved based on transitional or stepping down of building height to allow for appropriate scale of development and protection of amenity. This will be removed with an R20 zone directly across the road of a R-ACO zone with building heights up to 15 stories, which from a planning perspective makes no sense at all.</p> <p>The implications and impact of the proposed boundary modification have not been considered regarding the structure plan intent or the amenity of the area and should be considered as part of a comprehensive review.</p> <p>Once again we wish to express our objection to the proposal and look forward to a future response.</p>	
135	S	-	As I understand it the original boundary was on Helm St /Wren St but was simply changed without consultation with affected residents in the 2016 CBACP. A large majority of residents, in the affected area, and from nearby areas, signed a petition supporting the Helm/Wren boundary. Residences on the southern side of the boundary will suffer long term adverse overshadowing/overlooking issues. Exclusion of the area is unlikely to affect the achievement of the target density of the CBAC.	
136	S	-	The current position of the boundary on the fence line between properties did not take into account the impact of having adjoining properties with significantly different density,	

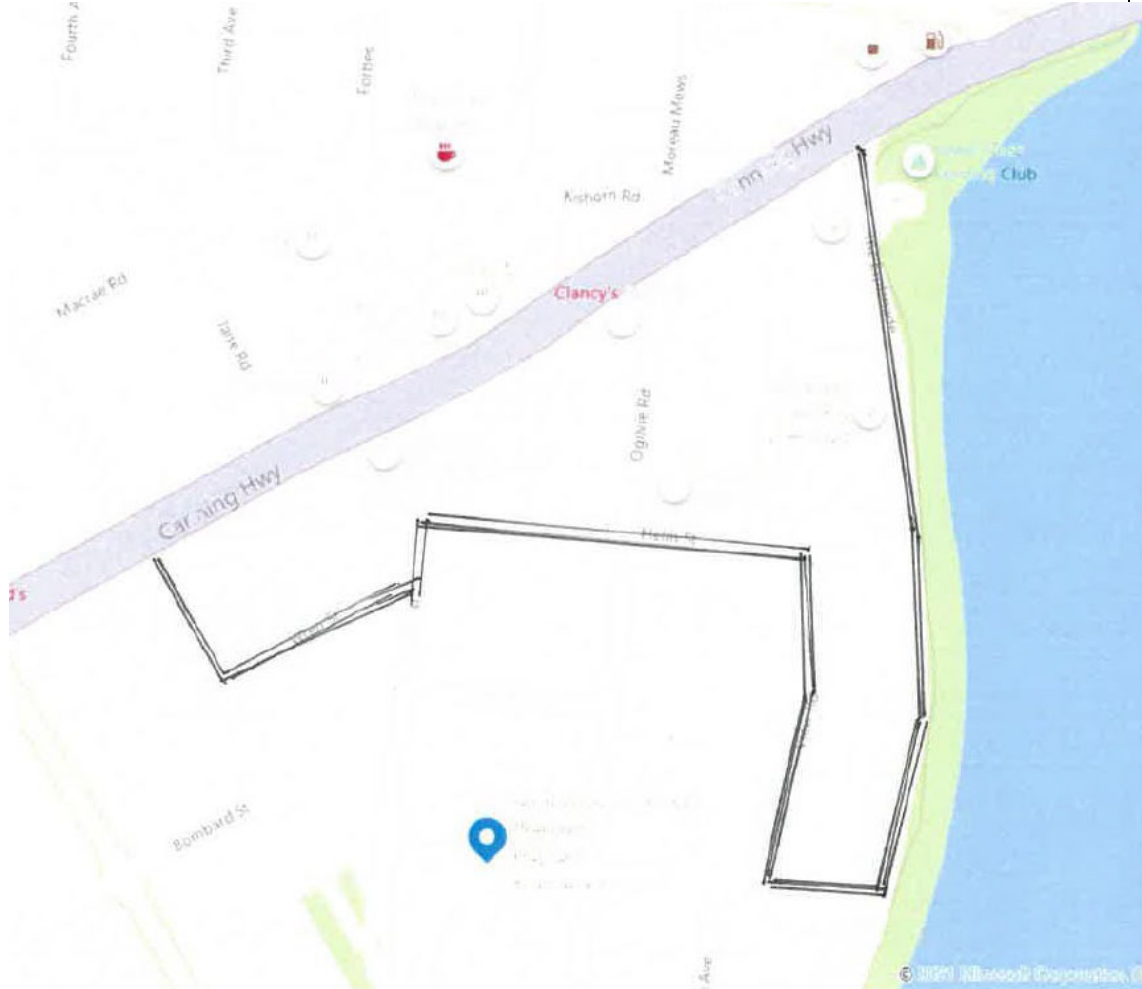
			building bulk and height and setback provisions, and which allowed overshadowing and loss of privacy. The proposed change addresses and rectifies the mistakes of the past.	
137	S	-	<p>The outcome of multi-storey apartments being built in the district is way beyond the average resident's expectations especially with height bonus's granted to developers - the only recipients of tangible bonuses are the developers and the council itself. Community benefits are at best intangible and not worth the grief to the community.</p> <p>2nd submission</p> <p>It is common sense (to normal people) to have such a boundary along a road instead of along a lot boundary - it's embarrassing for this question even to be asked!</p>	
138	S	-	The proposed boundary follows the existing road structure which makes more sense than causing a divide away from these natural boundaries.	
139	O	-	I feel if there must be a new boundary it should not cut through between existing homes on Ogilvie or View Roads, but should follow Ogilvie Road, then Helm Street to preserve the existing amenity residents in those streets currently have. It is simply unfair on residents in existing single storey homes to be subjected to buildings more than 2 storeys high being able to be built right next door and overshadow the single storey homes.	
140	O	-	Blocking sunlight for excessive amount of months, devaluing homes	*Same address as submission 142.
141	S	-	*No comments submitted	*Same address as submission 146.
142	O	-	I oppose the proposed boundary modifications due to the zoning of the proposed plan	*Same address as submission 140.
143	S	-	The current boundary imposes far too much on the residential houses in the area including their quality of life in relation to sunlight, aesthetics ,traffic congestion .	
144	S	-	*No comments submitted	
145	S	-	I want to support the existing residents' right to preserve their current quality of life - not be surrounded by high rise on all sides.	
146	S	-	There is enough apartment high rise in the area already occupied and not fully	*Same address as submission 141.
147	S	-	I support the modification. This is about protecting the quality of existing residents' lives who have been, and will be, severely adversely impacted by the development in the Canning Bridge precinct	*Same address as submission 148.
148	S	-	I support the modification. This is about protecting the quality of existing residents' lives who have been, and will be, severely adversely impacted by the development in the Canning Bridge precinct	*Same address as submission 147.
149	S	-	It is not fair for the City to regularly to play havoc with peoples' lives and disregard what ratepayers voice they need and want. Overshadowing and a sudden increase.in the number neighbours and what comes with that is unreasonable....noise, parking, traffic, safety issues etc etc. People.generally.have worked very hard for.their.homes and for the City.to make changes at a whim destroys peoples' amenity and dreams for peace. ..and.sound mental health....same.as for BJP really!	
150	S	-	The the placement of the boundary on rear [property lines cause untold damage to existing residents amenity, as well as increasing their exposure to criminal activity, and contravenes the Melville Council's CPTED policy.	
151	O	✓	<p>We would be severely adversely affected by any proposal to move the Wren St boundary effectively from the south end of our property to the north end at Wren Street. This CBACP has been in place since 2010 following an extensive period of public consultation. It was originally jointly proposed by the WAPC and the Melville City Council.</p> <p><u>Proposed modification to boundary of the Canning Bridge Activity Centre Plan (CBACP)- Consultation on Activity Centre Plan and Scheme Amendments</u></p> <p><u>1. INTRODUCTION</u></p> <p>My wife and I have resided at [REDACTED] St Mount Pleasant for some 36 years, having purchased the property in 1985. It is zoned H4 under the CBACP.</p> <p>The above amendment, as proposed by the Melville City Council (MCC), would have the effect of moving the southern boundary of the CBACP at Wren Street from the southern end of our block north to Wren Street itself. Our property would then be rezoned back to R20 under the town planning scheme.</p> <p><u>We object in the strongest possible terms to any action which would remove our development rights for this property under the CBACP.</u></p> <p>The proposed move would have the effect of reducing our right to potentially build EIGHT DWELLINGS on our land back to TWO with significant financial loss, should we wish to realise on our investment in our retirement. This is unconscionable.</p> <p><u>2. MELVILLE CITY COUNCIL INITIATIVE TO MODIFY THE BOUNDARY</u></p> <p>The decision of the Council in its attempt to amend this boundary for Wren and Helm streets should never have been made in the absence of full public consultation:</p> <ul style="list-style-type: none"> • It is my understanding that Councillors ignored the advice of the Council Executive and Planning officers, who rightly suggested this proposal would have major impact on affected landowners and therefore should have been the subject of full disclosure • At NO time were my wife or I approached, advised or consulted by any Councillor or paid officer of the Council in advance of this resolution being debated or passed by Council. I believe this also to be the case for all other landowners whose properties 	

		<p>fall within this proposed boundary change</p> <ul style="list-style-type: none"> • I read about the proposed amendment to the boundary along Wren and Helm Streets in the local press, AFTER the vote was taken and decision made to approach the WAPC • Quite how Councillors judged this proposed boundary change to be minor in nature, not requiring public advertisement, is staggering given that it directly affects the financial wellbeing of 55 landowners along Wren and Helm Streets, removing several million dollars of value from the collective ownership of these properties • The fact that the W A Planning Commission (WAPC) has correctly required the Council to undertake a public consultation process is ample evidence that the earlier decision was flawed and should be formally revoked. <p>3. <u>PETITION TO COUNCIL TO ENACT THIS BOUNDARY CHANGE</u></p> <p>It appears that a petition to Council, signed by some 391 persons, was the catalyst which prompted the motion at MCC to amend this boundary of the CBACP.</p> <p>At no time we were, as landowners who would be adversely affected by the decision, shown the wording of the petition, given an opportunity to voice an alternative view or even appraised of the actual objection to the current boundary as it stands.</p> <p>I am advised that many of the signatories to this petition do not reside anywhere near the CBACP precinct nor have any property interests in the locality. How were their voices allowed precedence when those who would be severely adversely affected by such an amendment were denied the opportunity to present an alternative and contrary viewpoint?</p> <p>I urge that WAPC scrutinizes the addresses and property interests of those who signed this petition to establish the residential location of signatories and assess the validity of this petition as the catalyst to propose such a significant change to the CBACP boundary with its consequent dire impact on affected landowners.</p> <p>I am at a loss to comprehend where transparency in decision making or adherence to democratic principles have been followed in this whole process.</p> <p>4. <u>CANNING BRIDGE PRECINCT</u></p> <p>The CPACP and its boundaries have been in place for many years. Landowners were invited as far back as March 2010 to comment on the Plan and its impact on residents.</p> <p>The current boundaries along the southern boundary of our property in Wren Street and those affecting Helm and Kavanagh Streets are clearly outlined in documents circulated jointly by the WAPC and MCC as far back as 2009.</p> <p>There is nothing new in the Plan. Residents and landowners had ample opportunity, in a public consultation process, to comment on boundaries and other relevant matters at that time.</p> <p>Signatories to the recent petition claim they will be adversely affected by developments undertaken by those whose properties are gazetted H4 along the Wren/Helm property boundaries.</p> <p>With respect, those who have purchased properties subsequent to 2010 could have availed themselves of the conditions pertaining to the CBACP in advance of their decision to purchase. We should not be penalised financially because of their failure to do so.</p> <p>Similarly, those landowners who believed they could be adversely affected at the time of the consultation 11 years ago had the opportunity to comment at that time and make decisions subsequent to its being legislated.</p> <p>Many landowners in the area under threat have purchased properties and/or made investment decisions on their land in the full knowledge of the CBACP and its boundaries. To summarily change the boundary and attempt to remove legitimate development rights from these people is totally unacceptable and morally repugnant, if not illegal.</p> <p>My wife and I have suffered significant financial loss as a result of a H8 development which is currently under construction opposite our property at [REDACTED] St Mt Pleasant. However, based on it being an approved development under the CBACP, we have no grounds to object and will suffer this loss.</p> <p>To now face the prospect of further loss because a group of petitioners want to change a long-established boundary is wrong.</p> <p>5. <u>OPTIONS TO RESOLVE THIS ISSUE</u></p> <p>Although I have not been afforded the courtesy of seeing the petition which started this process, I believe the principal concern of relevant signatories relates to overshadowing and overlooking into neighbouring properties.</p> <p>H4 zoning allows for the construction of a four-storey building with no capacity to increase the number of stories in consideration of a so-called “community benefit”.</p> <p>It is worth noting that R20 zoning already allows for construction of a three-storey building. Furthermore the majority of residential dwellings south of the Wren and Helm streets’ current boundaries are multistorey already.</p> <p>If overshadowing and/or overlooking are concerns affecting signatories to this petition, then these obstacles could be easily addressed with Council requirements for planning approvals to be contingent on setbacks and step downs adjacent to the southern boundaries of any development application.</p> <p>Council could encourage developers to propose townhouse and villa complexes on H4 land along Wren and Helm Streets to soften the impact from H8 down to H4 and subsequently to the boundaries outside the CBACP precinct.</p> <p>Such a concept might have application along other boundaries in the CBACP where the H4 blocks are adjacent to R20 or other existing zonings.</p> <p>It is unfortunate that a full public consultation process was not enacted in the first place so that concerns could have been raised, options examined, alternatives sought and solutions proposed.</p> <p>My wife and I do not want to be denied our opportunity for full property development on our land in our retirement in accordance with the CBACP as approved by the WAPC.</p>	
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			There is a solution to address the concerns of other residents without removing our rights. We reiterate our strong objection to this proposal being accepted.	
152	S	-	<p>I believe that the Melville Shire is no longer working or listening to their people who have lived in this area for a long time.</p> <p>There is too much high rise in this area and it is now looking shabby.</p> <p>In winter this will shadow exiting homes that have been their a long time. They shouldn't have to move for greedy developers. Parking is and issue and a lot of these apartments only have 1 bay</p>	*Same address as submission 153.
153	S	-	Impact on peoples homes and overshadowing	*Same address as submission 152.
154	S	-	*No comments submitted	
155	S	-	To reduce impact on local residents of high rise development in the Canning Bridge precinct	
156	O	✓	<p>An alternative boundary alignment could provide a better outcome. See attached letter. The letter outlines the case for extending the boundary further along the river to include the whole block between Helm/Rookwood and View Street within the boundary rather than excluding the portion that exists within the current plan.</p> <p>It is disappointing that after putting the Activity Centre Plan in place and people making decisions based on that plan, that it is now proposed to be amended. That said I have some empathy for those objecting to the plan where the boundary intersects blocks rather than being based on roads forming the precinct boundary.</p> <p>While ideologically being opposed to changing the plan given all the work that has gone into putting it in place, I do believe there could be a better outcome that addresses some of the challenges the proposed boundary changes try to address while also enhancing some of the objectives of the original plan.</p> <p>My challenge to the thinking about the proposed boundary changes relates to the block east of View Road to The Esplanade bordered by Helm Street and Rookwood Street. The existing boundary of the precinct intersects that block.</p> <p>Access to the river is a limited resource. Along The Esplanade south of Helm Street it will be, under the proposed new boundaries, restricted to those large blocks with large houses, often occupied by just two people. Along the Esplanade north of Helm Street we see some low rise apartment developments that are both aesthetically pleasing and make river front living accessible to many more people than the large mansion developments that we see down The Esplanade provide.</p> <p>My suggestion is that the proposed Activity Centre boundary, rather than stopping at Helm Street be extended along The Esplanade to Rookwood Street with the rear boundary being View Street. I have attached a diagram. This would:</p> <ul style="list-style-type: none"> • Enable roads to form a sensible boundary for the precinct; • Resolve resident issues of mixing new developments and existing houses within the same block; • Create greater access to riverside living for more people; and • Add to the stock of accessible low rise river front apartments. This could encourage (say) couples occupying large houses within Applecross and Mount Pleasant to down size thereby freeing up housing stock for families and others that could make more effective use of them. <p>I look forward to the outcome from consultation and Council deliberations.</p> 	
157	S	-	The proposed changes will significantly improve the situation for residents south of the boundary by reducing overlooking and shading.	*Same address as as submission 206
158	S	-	The changes provide a sensible boundary along the roadways which will reduce the conflicts between properties where different building heights are permitted	
159	O	✓	See attached.	

			<p>Re: proposed boundary modifications within the Canning bridge activity centre plan in particular Helm Street.</p> <p>Dear Sir,</p> <p>As you can see we live within the zone currently zoned H8. When the existing zoning was proposed a number of years ago we agreed the concept as put forward at the time would be generally good for the area, we took into account traffic and population increase. As a result we decided to stay in Helm knowing as time passed the value of our home would increase as the development progressed. Now for some unknown reason you have decided to change the boundary's again putting us at a severe financial disadvantage. Let me say we vehemently oppose any change to the boundary's not at any time have we (other than your letter dated 27 January 21) or all of our neighbours been consulted re the changes, I have been told from good authority that many people canvassed and signed the petition don't live within the proposed boundary change. Also the councillor who put forward the motion does not live in the zone. It would seem this is change for the sake of change being done by stealth. Once again I express my opposition to this proposal and will consult with lawyers to ensure compensation is made if the proposal goes ahead.</p>	
160	S	-	The proposed boundary is fair and logical and provides some transition, in the form a a roadway, between the CBACP and neighbouring residential blocks. This transition, required by the CBACP itself, does not exist with the present boundary.	
161	S	-	*No comments submitted	*Same address as submission 178.
162	S	-	*No comments submitted	
163	S	-	having boundary lines along roads as far as possible is better for graduating the overshadowing effect.	
164	S	-	Beuase over-shadowing is a serious concern for those affected residents and so these modifictions are a good idea.	
165	S	-	Every effort should be taken to protect the interests of neighbours by eliminating or minimising overshadowing	
166	S	-	Nobody should have their property overshadowed by greedy developers	
167	S	-	Simple...common sense	
168	S	-	Having lost direct sunlight to part of our yard due to an adjacent building development, I feel that every measure should be taken to minimize this effect.	
169	S	-	It makes far more sense to make the boundary between 2 zones run along a road way rather than along a number of property's fence lines	
170	S	-	Future high rise developments will seriously overshadow the adjoining properties on the CBACP southern boundary. The modification to the boundary will remedy the overshadowing by providing a transition between future multi-storey development and the existing residential area.	
171	S	-	Acknowledges and corrects overshadowing issues with new developments	
172	O	-	*No comments submitted	
173	S	-	The need to avoid overshadowing, putting the CBACP boundary on the road which can provide a buffer, rather than on the residents' fence lines	
174	S	-	I support the proposed modifications as Canning Highway is not built to support the amount of traffic the rezoning will create. A small example where development has caused huge increase in traffic is deep water point during the summer months. Increasing the density when the area probably is unable to sustain increase traffic will create a lot of issues.	
175	S	-	We have enough high density areas - modifications are needed so I welcome this change. I'd like to see more changes made but this is a start.	
176	S	-	overshadowing is quite a problem and change to reduce this is a step to maintain quallit of life for residents affected	
177	S	-	Sensible modification to protect existing residents from unreasonable overshadowing.	*Same address as submission 161.
178	S	-	It provides a reasonable compromise between further development and limiting the impact to existing residents.	*Same address as submission 182.
179	S	-	The use of the existing streets as boundaries makes much more sense than the existing rear fences of the various properties. The use of the streets will provide a small buffer to help minimise overshadowing and affecting the privacy of properties in the area.	*Same address as submission 181.
180	S	-	The proposed boundaries using the streets makes much more sense than using the rear fences of properties. By using the streets as the boundary will in my view help minimise overshadowing and also help protect existing residents perivacy from overlooking etc.	*Same address as submission 180.
181	S	-	its fair to the existing residents without stopping reasonable progress	*Same address as submission 179.
182	S	-	It is sensible to use road boundaries to delineate zoning areas in this instance. The current zoning boundary appears extremely arbitrary and does not seem to make sense relative to adjacent properties.	
183	S	-	Buildings should not be so high that they overshadow neighbouring properties.	*Same address as submission 185.
184	S	-	Properties should not be overshadowed by neighboring properties.	*Same address as submission 184.
185	S	-	To reduce the ridiculous overshadowing of properties outside the CBACP boundary. Just because much of the area of the CBACP has been trashed does not mean we give up on the area.	
186	S	-	I'm glad to see the encroachment of the single home dwellings has been pushed back. I feel terrible every time some poor homeowner lose out to developers. A home and lifestyle they may have carved out over a decade or more could be wiped out because of an oversized development where money is the only concern.	

187	S	-	I live with a situation that makes life difficult with border with neighbour so am concerned about the impact that boundary regulations can make on amenity of others.	
188	S	-	The boundary should be modified to take into account overshadowing of neighbouring properties. It is shocking to find that re-zoning planning doesn't already factor in overshadowing. Residents of Melville have a right to have sunlight on their property.	
189	S	-	It is fair and reasonable to consider the effect of large developments on nearby residents and should continue to be a factor in future planning considerations.	
190	S	-	Developers bottom line of profit should not be funded by stripping the rights of long term resident ratepayers.	
191	S	-	Too much damage to date re high-rise approvals.	
192	S	-	However I feel the boundary should be extended along the foreshore on the Esplanade South and border along to Rockwood Street and return on View street to allow more residents to enjoy this beautiful and unique area and style of living	
193	S	-	I support the proposed boundary modifications because of the severe overshadowing of the adjoining houses.	
194	S	-	The existing boundary results in environmental and economic damage to homeowners and loss of enjoyment of their homes and privacy by unreasonable overshadowing. Also a loss of amenity to suburb. It does not allow for graduated developments between existing homes and new high-rise buildings. Very poor planning. The proposed boundary is a sensible solution.	*Same address as submission 232.
195	O	-	It is counter-productive to growth and progress to reduce the boundaries.	
196	S	-	It's not fair to have tall buildings overshadowing residential properties.	
197	S	-	This boundary modification is important to provide some protection to current residents in the area and at least allow them some improvement in loss of natural sunlight and overshadowing. A dark house is not good for prevention of stress and depression!	
198	S	-	I support the proposed boundary modifications for the sake of those long term residents whose properties would otherwise be overshadowed by taller buildings with overshadowing and reduced light. I also believe in retaining the ambiance of openness and suburban living. Thank you for considering ratepayer's views.	
199	S	-	*No comments submitted	
200	S	-	Makes more sense for all concerned.	
201	S	-	sunlight shadowing of properties on southern fencelines of the current CBACP boundary.	
202	S	-	Canning Bridge development is already excessive and affected many local residents living in the shadow of excessive height buildings. The influx of cars from the developments will bring Canning Bridge to a standstill and make entry to Canning Highway almost impossible. Any further allowances for Developers will only exacerbate the existing problems and have long term residents in the area living in permanent shadow to say nothing of loss to property value. Cannot object strongly enough	*Same address as submission 204
203	S	-	I support the boundary change to lessen the shadow placed on existing domestic dwellings and reduce local traffic from any further developments.	*Same address as submission 203
204	O	-	Proposed Changes to the Canning Bridge Activity Centre Plan 1. it is highly contentious to rob land owners of their development rights 2. there are land owners who will be adversely affected by the proposed changes 3. the CBAC plan was published in 2006, how is it fair to change the boundaries now? 4. the City has been overwhelmed by highly organised special interests groups (SIG's) in recent years and these groups represent a vocal minority in our community. Councilors are swayed by the lure of votes from these SIG's and this appears to be just another example of their political weight forcing issues that suit their agenda 5. everyone in the City can build to 3 levels. R-AC0 is only 4 levels, so the step up from R20 to R-AC0 is just 1 level which is in keeping practical design principals which the structure plan is based. 6. residential dwellings in WA have an average economic life of 40 years after which they are demolished to make way for a new dwelling. A structure plan has a much longer useful life than a residential dwelling. If this proposal has been bought about by a handful of residents who currently border the R-AC0 boundary and claim to be adversely affected, then forcing a change in the boundary could open up a raft of new proposed amendments to suit the SIG's demands and the broader community will be worse off for it.	
205	S	-	The proposed boundary modification allows the boundary between different height areas to have more distance between the zones. Roads are a sensible deliniation between zones rather than a property fence line. It will allow for more light and space between zones. I'm glad to see common sense being applied and reasonable consideration given to property owners on both sides of the boundary.	*Same address as as submission 157.
206	S	-	*No comments submitted	
207	O	-	To whom it may concern RE: CANNING BRIDGE ACTIVITY CENTRE PLAN SUBMISSION It is disappointing that after putting the Activity Centre Plan in place and people making decisions based on that plan, that it is now proposed to be amended. That said I have some empathy for those objecting to the plan where the boundary intersects blocks rather than being based on roads forming the boundary. While ideologically being opposed to changing the plan given all the work that has gone into	

			<p>putting it in place, I do believe there could be a better outcome that addresses some of the challenges the proposed boundary changes try to address while also enhancing some of the objectives of the original plan.</p> <p>My challenge to the thinking about the proposed boundary changes relates to the block east of View Road to The Esplanade bordered by Helm Street and Rookwood Street. The existing boundary of the precinct intersects that block.</p> <p>Access to the river is a limited resource. Along The Esplanade south of Helm Street it will be, under the proposed new boundaries, restricted to those large blocks with large houses, often occupied by just two people.</p> <p>Along the Esplanade north of Helm Street we see some low rise apartment developments that are both aesthetically pleasing and make river front living accessible to many more people than the large mansion developments that we see down The Esplanade.</p> <p>My suggestion is that the proposed Activity Centre boundary rather than stopping at Helm Street, be extended along The Esplanade to Rookwood Street with the rear boundary being View Street. I have attached a diagram. This would:</p> <ul style="list-style-type: none"> • Enable roads to form a sensible boundary for the precinct; • Resolve resident issues of mixing new developments and existing houses within the same block; • Create greater access to riverside living for more people; and • Add to the stock of accessible low rise river front apartments. This could encourage (say) couples occupying large houses within Applecross and Mount Pleasant to down size but maintain the amenity and lifestyle the area provides. <p>I look forward to the outcome from consultation and Council deliberations.</p> 	
208	S	-	I Support the change of boundary to Wren and Helm street, to limit the amount of property development into our leafy suburb. Parking is already a problem particularly in roads close to Canning Highway. There is already too many high rise buildings in the area.	
209	S	-	Allows improved staged height changes in the area and reduces/removes issues with over shading and over looking other residences. Very much supported.	*Same address as submission 91.
210	S	-	Way to many high rise in the area. Traffic congestion is as ongoing daily problem Parking Privacy	
211	S	-	I support the change. Logical change to use a street as a buffer from the CBACP. Using the proposed new alignment no houses will be immediately next door to a high rise without the buffer of a road way.	
212	S	-	I live in View Road and find the current boundary unacceptable because it divides the street into high rise and single residential. The boundary should run along streets and not into mid block boundaries. The current boundary affects all that live close to it and restricts winter sun, privacy and normal residential amenity. I'm very opposed to it.	*Same address as submission 214.
213	S	-	I live in View Road and find the current boundary unacceptable because it divides the street into high rise and single residential. The boundary should run along streets and not into mid block boundaries. The current boundary affects all that live close to it and restricts winter sun, privacy and normal residential amenity. I'm very opposed to it.	*Same address as submission 213.
214	O	✓	This will have a financial impact on me and my family will be adverse. It is wrong for the area. we will sue if these changes are made.	
215	O	✓	I oppose due to my home being directly affected in many ways included financially.	
216	O	✓	I strongly and adversely disagree with the proposed changes as it will have a negative financial impact on my family	*Same address as submission 219.

217	S	-	Modifications have the least impact on existing residents	
218	O	-	This will impact greatly on my family, financially in a negative way if the proposed changes occur. I strongly disagree with the proposed changes.	*Same address as submission 217.
219	S	-	*No comments submitted	*Same address as submission 221.
220	S	-	*No comments submitted	*Same address as submission 220.
221	S	-	Having multistorey buildings right next to single residential is very poor planning and most unfair for the people who own the single residential land. A road is a much more appropriate place for such a boundary.	*Same address as submission 256.
222	S	-	The boundary was originally on Helm/Wren but was arbitrarily changed without consultation with the residents in the 2016 CBACP. A large majority of residents in the affected area and in nearby areas signed a petition supporting the Helm/Wren boundary. Residences on the southern side of the boundary will have adverse overshadowing and overlooking issues. Exclusion of the area is unlikely to affect the achievement of the target density of the CBAC.	*Same address as submission 115.
223	O	✓	Dear Sir/Madam, I strongly oppose this modification. The current boundaries have been in place for many years. Any resident who purchased in the area within the last 10-15 years had the opportunity to avail themselves of the Activity Center Plan (as i did when i purchased by property in 2012) THE STATUD QUO MUST REMAIN. I will be SIGNIFICANTLY DISADVANTAGED by this proposed change, financially and otherwise.	
224	S	-	*No comments submitted	*Same address as submission 237.
225	S	-	Overshadowing is a big issue - people should have access to natural sunlight	
226	O	✓	This proposed change will prevent us from living in the area	
227	O	✓	The proposed changes will prevent me from living in the are and will affect my family financially	
228	O	✓	I find it reprehensible that the council would even consider reneging on the agreed structure plans to placate a very few but vocal NIMBYs. To acquiesce to this kind pressure will create unfathomable long term damage for businesses looking to work in the region. Business and individual looking need certainty that council will honour the existing plan!	
229	O	-	*No comments submitted	
230	O	-	Privately owned properties should maintain existing land rights by keeping the CBACP boundaries as they are.	
231	S	-	I support the modification because the current boundary results in unacceptable overshadowing of neighbours to the south. The current boundaries will also result in developments which will introduce unacceptable levels of traffic into the area.	*Same address as submission 195.
232	O	✓	we are both happy for the proposal to stay the same. One concern we have is the line that has been drawn directly through peoples properties which clearly doesn't make sense. Why cant this be re directed in a practical and logical way and brought back to align the street. We also strongly express that it is a must that the tapering down from 15 stories to 10 to 8 is done in an appropriate way as outlined in previous reports.	
233	O	-	*No comments submitted	
234	S	-	I am in favour of reducing overshadowing to nearby residents	*Same address as submission 236.
235	S	-	I support the proposed boundary modification as I am opposed to unnecessary overshadowing of residents.	*Same address as submission 235.
236	S	-	It makes sense	*Same address as submission 225.
237	O	-	I am mortified that people have purchased property well over three ago and are still waiting for planning approval as a result of this matter. Your objections to the zoning should have been raised a long time ago and those who have plans in this area should not be penalised. Stop wasting counsel money for the benefit of few, the cost of legal fees etc .	
238	O	-	*No comments submitted	
239	O	-	This is unfair on those who have already purchased and planned a development.	
240	S	-	The current boundary placement is resulting in unfair overshadowing of adjoining properties.	
241	O	-	*No comments submitted	*Same address as submission 248.
242	S	-	The current boundary placement is resulting in unfair overshadowing of adjoining properties.	
243	O	-	*No comments submitted	
244	O	-	*No comments submitted	
245	S	-	The existing boundary makes no sense, is not good planning and results in unfair and damaging consequences for the residents in the area.	
246	O	✓	██████████ last house in the current CBACP. I am directly impacted by the changes unlike many petition signers. Reducing the boundary along the riverfront retains	*Same address as submission .

			the concept of mansions along the river. My view is that if the current boundary edge passing by my house presents problems, then the boundary should be extended along the riverfront block to say Rookwood St.	
247	O	-	The existing boundaries are a well considered solution to perths urban sprawl allowing a balanced addition to the population that is able to access this wonderful area with its wonderful amenities and proximity to canning Bridge station	*Same address as submission 242.
248	O	-	The council is constantly changing the rules. When you buy a block of land and propose to build on it in good faith , it is not right that the Council then changes the rules about building.	
289	S	-	The current boundary has very severe impact including unacceptable overshadowing and loss of amenity to neighbouring properties	
250	O	-	I am all for development around the Canning Bridge precinct. I live in the area and love the new Woolworths/ medical centre. I love the look of the new apartments and am exited to see all of the new eating establishments opening up. It's nice to see all the old houses go and being replaced with modern living and new businesses.	
251	O	-	Purchased land based on the old plan !!!!!!!!	
252	O	✓	<p>SUBMISSION ON PROPOSED CANNING BRIDGE ACTIVITY CENTRE PLAN BOUNDARY MODIFICATION AND SCHEME AMENDMENT NO. 9 TO LOCAL PLANNING SCHEME NO. 6</p> <p>■■■■■ acts on behalf of ■■■■■, the owner of Strata Lot ■■■■■ Helm Street, Mount Pleasant (subject site).</p> <p>We are pleased to make the following submission on the proposed Canning Bridge Activity Centre Plan boundary modification and Scheme Amendment No. 9 to Local Planning Scheme No. 6 (Amendment 9), released for public comment until 29 March 2021. The subject site is within the area affected by the proposed boundary change.</p> <p>On behalf of our client, we strongly object to the proposed boundary modification and Amendment 9 and request that both proposals are refused. Our comments and reasons for objection are detailed below.</p> <p>EXECUTIVE SUMMARY</p> <p><i>We strongly object to the modification to the Canning Bridge Activity Centre Plan boundary and Amendment 9 to Local Planning Scheme No. 6 for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. The amendment is inconsistent with strategic planning objectives including the City's Local Planning Strategy and undermines the potential for the City to achieve its infill dwelling targets under Perth and Peel @ 3.5 million.</i> <i>2. The amendment would result in a situation where the north side of Helm Street comprises 10-15 storey buildings whilst the south side of Helm Street would comprise low density suburban housing. It would be unreasonable to have such a stark difference in built form between the north side and south side of Helm Street and it would create an undesirable built form outcome.</i> <i>3. The amendment presupposes the outcomes of the precinct-wide review of the Canning Bridge Activity Centre Plan.</i> <p><i>Put simply, the amendment is ill-conceived and contravenes a raft of strategic planning documentation which seek to target infill development in activity centres and close to public transport. Both the amendment to the Local Planning Scheme and the Activity Centre Plan should therefore be refused.</i></p> <p>1 BACKGROUND</p> <p>At its October 2020 Council Meeting, the City of Melville Council resolved to direct the CEO to commence the implementation of a modification to the boundaries of the Canning Bridge Activity Centre Plan (CBACP) to exclude approximately 55 properties. The resolution was via a 'motion without notice' in response to residents' petitions.</p> <p>At its November 2020 Council Meeting, officers prepared a report confirming an amendment to the Local Planning Scheme would be required to reflect the Council's October resolution.</p> <p>The Council initiated an amendment with the affected properties to be recoded from Residential RAC-0 to Residential R20 and excluded from the Canning Bridge Activity Centre boundary.</p> <p>The affected properties are currently within the H4 or H8 zone of the Canning Bridge Activity Centre Plan, allowing for four – eight storey residential development.</p> <p>■■■■■ Helm Street, Mount Pleasant</p> <p>Our client's property (■■■■■ Helm Street) is in the H4 zone and is currently permitted for four storey development. Directly opposite the subject site, on the north side of Helm Street, the land is zoned M10 under the Activity Centre Plan which permits 10 storey development, with additional height contemplated subject to meeting 'bonus' criteria.</p> <p>A development application for a four storey apartment on the subject site was lodged with the City of Melville on 25 March 2021.</p> <p>2 REASONS FOR OBJECTION</p> <p>Our reasons for objection to both Amendment 9 and the amendment to the Canning Bridge Activity Centre Plan are as follows:</p> <p>2.1 The amendment is inconsistent with the strategic planning objectives and undermines</p>	

		<p>density targets</p> <p><i>Local Planning Strategy and Canning Bridge Activity Centre Plan</i></p> <p>The Canning Bridge Activity Centre Plan was adopted in 2015 following over six years of extensive research, studies and community engagement. Whilst the Activity Centre Plan does not expressly describe how the boundary was formulated, it can be deduced that properties within a walkable catchment of the Canning Bridge Train Station and/or Canning Highway (with its high frequency bus route) were included as these areas warrant increased density. The area affected by the amendment is between 200m and 350m from Canning Highway.</p> <p>In our view, this is a highly suitable for medium density residential development. It has convenient and easy access to public transport as well as a burgeoning mix of commercial, retail and entertainment venues within walking distance.</p> <p>Planning for the Canning Bridge precinct was also considered in the City’s Local Planning Strategy, endorsed in 2016. With regard to the Canning Bridge precinct, the Local Planning Strategy states:</p> <p><i>“Canning Bridge precinct, although separated from the Canning Bridge rail station by the river, has developed into a transit oriented development in its own right. The bus stop central to the precinct at Moreau Mews is a major interchange between bus services as well as providing a direct shuttle link to the rail station. There has also been a noticeable increase in the pedestrian traffic to the rail station from the precinct. This precinct is the location for a joint strategic planning exercise with the Department of Planning, State Government transport portfolios and the City of South Perth. There is a potential to create a vibrant centre based on transport oriented principles.”</i></p> <p>The Local Planning Strategy also contains a map which sets the activity centre boundary. This amendment would be inconsistent with the boundary set out the in the Local Planning Strategy. Again, no justification has been presented to explain why the detailed studies undertaken to inform the Activity Centre Plan and the Local Planning Strategy should be disregarded.</p> <p><i>Perth and Peel @ 3.5 million and Central Sub-Regional Planning Framework</i></p> <p><i>Perth and Peel @ 3.5 million</i> provides an overarching strategic framework for the Perth and Peel region for the next 30 years. The document provides guidance on where development should occur to ensure sustainable urban growth, protecting the environment and heritage and making the most effective use of existing infrastructure.</p> <p>The Central Sub-Regional Planning Framework (Sub-Regional Planning Framework) builds upon the principles of <i>Perth and Peel @ 3.5 million</i> and is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. The Sub-Regional Planning Framework provides the spatial framework which will guide local governments in achieving optimal urban consolidation over the long term.</p> <p>The Sub-Regional Planning Framework supports the concept of directing increased development around existing centres to create more consolidated, connected and high-amenity urban environments that meet the needs of local communities and provide for a more sustainable future Perth. Appendix 3 of the Sub-Regional Planning Framework provides existing and projected dwellings and population for the local government areas within the Central Sub- Regional area. Table 2 below lists the projected dwelling and population statistics provided for the City of Melville.</p> <p>Table 2 – Existing and projected dwellings and population 2011-2050 – City of Melville</p> <table><tr><th>Local government</th><th>Existing dwellings</th><th>Existing population</th><th>Additional dwellings</th><th>Additional population</th><th>Total dwellings</th><th>Total population</th></tr><tr><td>Melville</td><td>40,110</td><td>102,140</td><td>18,480</td><td>40,670</td><td>58,590</td><td>142,810</td></tr></table> <p>In summary, the City is required to plan for an additional 18,480 dwellings within its local government area by 2050. According to Local Planning Policy 1.20, an additional 4,273 dwellings are targeted for the Canning Bridge precinct.</p> <p>The proposed amendment will cause a lost opportunity for residential infill development, in an area that is well connected to the broader Perth metropolitan region by good road and public transport infrastructure. By ‘down coding’ 55 sites in an area targeted for density, it would undermine the ability to achieve the infill dwelling targets. Specifically, we have calculated the amendment would reduce the dwelling yield by approximately 329 dwellings. Calculations are explained as follows:</p> <ul style="list-style-type: none">• The amendment area comprises approximately 42,350m² of zoned land.• Using a conservative plot ratio estimate of 1:1 (the plot ratio for the four storey R80 density), this area currently has potential to deliver 42,350m² of residential floorspace, equating to approximately 423 dwellings at an average of 100m² plot ratio area per dwelling.• By contrast, the R20 coding would permit a maximum of 94 dwellings (42,350m² divided by the permissible average lot size of 450m²).• The difference between the current development potential and the proposed R20 potential is 329 dwellings.	Local government	Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population	Melville	40,110	102,140	18,480	40,670	58,590	142,810	
Local government	Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population											
Melville	40,110	102,140	18,480	40,670	58,590	142,810											

2.2 The amendment would create a stark transition between the north side and south side of Helm Street

By way of background, the north side of Helm Street is situated in the M10 zone under the Canning Bridge Activity Centre Plan (refer Figure 1 below). The M10 zone permits building height of up to 10 storeys (32m) with additional height capable of approval subject to meeting bonus provisions.

It seems the rationale for excluding the subject area is because there is a preference from petitioners for boundaries to be drawn at a street boundary rather than a property boundary. This approach is flawed because it would result in a situation where one side of Helm Street contains mixed use, high rise development (10 storeys or greater) whilst the other side would contain low density suburban housing. In fact, in the area between Sleat Street and

Ogilvie Road, the properties to the north of Helm Street are zoned M15 which permits 15 storeys with bonuses available. The amendment would create a ‘lop-sided’ streetscape in the future and is not a preferable built form outcome.

Draft Liveable Neighbourhoods 2015 addresses this issue and states the following with regard to boundaries of activity centres:
“In most situations, **changes of use between residential and non-residential land uses or of significant development intensity and/or residential density should be made at the mid-line of a street block, (along the rear boundary line of lots, preferably with laneway access) rather than at a street frontage to provide a compatible use transition. Similar forms of development should front each other across a street to provide compatibility and legible streetscapes, or alternatively, provide appropriate graduating building height, bulk and scale.**”

The impacts are perhaps pronounced in the case of Helm Street because it is to the south of the future 10 storey area. This means in winter (and other times throughout the year), the south side of Helm Street would be overshadowed by future development. Whilst the density code would not change the shadow from the future 10 storey development, a four - eight storey apartment development with a roof terrace (the likely development outcome in the H4/H8 zonings on the south side of Helm street) would enable greater access to sunlight to future development.

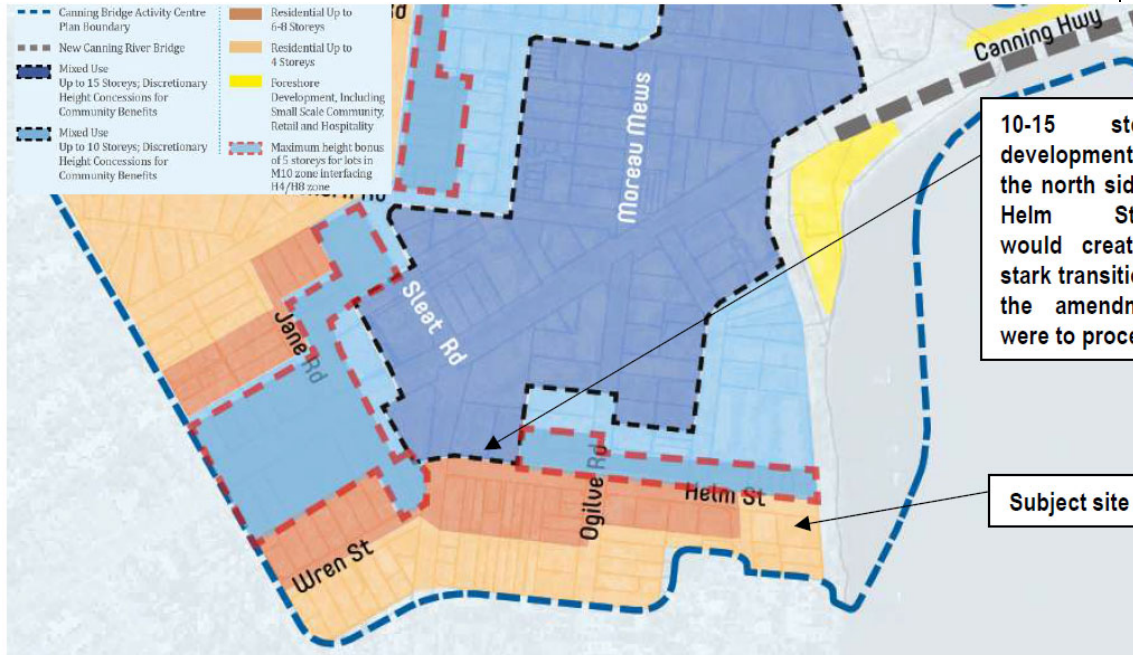


Figure 1: The subject site should be rezoned to H8 to better support the transition from future 10 storey development on the north side of Helm Street.

The Council’s rationale for initiating this amendment appears to be the fact that there is no transition between the H4 zone and the R20 coded properties (where a transition occurs from four storeys to two storeys). Ironically, **this amendment creates a situation where the transition is 10-15 storeys to two storeys across the street.** Although this transition is across a street boundary, it is much more pronounced than the four storey to two storey current transition. The issue (if there really is one) could be resolved by placing a three storey maximum on properties which directly abut R20 coded properties rather than a blanket ‘down coding’ of 55 properties. The proposed amendment is an overreaction, adopted without planning guidance, and would create an unreasonable built form outcome on Helm Street.

Moreover, the subject site is one of the only properties zoned H4 with all other properties on the south side of Helm Street, west of View Road zoned H8 (permitting six – eight storey development). Consideration should be given to changing the properties fronting Helm Street to the H8 zone (in lieu of the H4 zone) to better facilitate the transition from the 10 storey zoning to the north.

2.3 This amendment presupposes the outcomes of the Activity Centre Plan review
On 9 June 2020, the Statutory Planning Committee of the Western Australian Planning Commission (WAPC) considered Amendment 5 to the CBACP. In making its decision on Amendment 5, the WAPC resolved to:

			<p><i>“Advise the City of Melville it is the Western Australian Planning Commission’s expectation that no further amendments are initiated for the Canning Bridge Activity Centre Plan, in lieu of undertaking a full review.”</i></p> <p>The City of Melville commenced a full review of the Activity Centre Plan prior to this, in late 2019. At the date of this submission, the full review of the Activity Centre Plan is ongoing with community engagement sessions having been undertaken in February 2021. The review is far from being concluded noting a draft review is yet to be produced.</p> <p>The amendment seeks to reduce the density of approximately 55 properties. As outlined above, this has the potential to undermine density targets for the Canning Bridge precinct. The amendment does not propose any density increase elsewhere to compensate for the lost density which would be caused by this amendment.</p> <p>Progressing this amendment whilst the review is ongoing is irresponsible and directly contravenes the WAPC’s direction on this matter. We urge the WAPC not to support any proposal which seeks to reduce density without any studies or any sound planning reasoning to do so.</p> <p>2.4 There has been no sound reasoning put forward as to why the boundary change is required and what planning purpose it serves.</p> <p>At its Ordinary Meeting on 20-21 October, Council instructed the CEO to commence the implementation of the boundary change. This instruction was via a notice of motion and was not recommended by officers. The reasons for the motion, as per the Council meeting minutes are generally limited to concerns of the petitioners, without any planning rationale.</p> <p>Some further, albeit limited justification is included in the November Council meeting minutes. However, the justification appears to cherry-pick reasons from multiple sources including quoting an architect’s deputation on a development proposal. One architect’s opinion is not sufficient rationale to substantially reduce the density coding of 55 properties.</p> <p>The documentation which is available for public comment does not include an amendment report which is available for review. We consider it is incumbent on the applicant (in this case, the City) to justify any amendment to the Local Planning Scheme or Activity Centre Plan. To date, there has been little to no sound planning rationale put forward to justify this considerable reduction in density.</p> <p>3 AMENDMENT CLASSIFICATION</p> <p>Our client is disappointed Council initially classified Amendment 9 as a ‘basic amendment’ when officer advice was that this was a complex amendment. The basic amendment process, had it proceeded, would have meant the amendment would not have been advertised for public comment. Changing the density code by a substantial amount without consulting landowners is unacceptable to our client and we urge Council to adopt a more consultative approach in the future.</p> <p>4 CONCLUSION</p> <p>In summary, we do not support the modification to the Activity Centre boundary, nor do we support Amendment 9 in any form. The amendments seek to substantially reduce the density code of approximately 55 properties which are within a highly accessible area suitable for medium density development. This will undermine the potential to meeting infill dwelling targets under Perth and Peel @ 3.5 million and is inconsistent with a raft of strategic planning objectives.</p> <p>Perhaps most concerning is that the proposal would result in a situation where the north side of Helm Street comprises 10 storey buildings whilst the south side of Helm Street would comprise low density suburban housing. It would be unreasonable to have such a stark difference in built form between the north side and south side of Helm Street and it would create an undesirable built form outcome.</p> <p>For these reasons, Amendment 9 to Local Planning Scheme No. 6 and the amendment to activity centre boundaries should be refused.</p> <p>We look forward to your confirmation of receipt of this submission and respectfully request to be informed about the progress of the CBACP modification and Amendment 9. Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.</p>	
253	O	-	*No comments submitted	
254	O	✓	Landowners are entitled to expect consistency from government; including progression of activity centre plans to be consistent with higher level visions and planning. The City sold a vision to develop the CB area into a precinct with character; yet this is being materially compromised by councillors siding with NIMBYs desire to stymie progress. WE bought into the vision with choosing CB as location for a small business as well as a residential property; that is now being unfairly compromised.	
255	S	-	The existing boundary creates a major injustice for the families remaining in the R20 zone. It means that a commercial block of flats or units of several storeys can be built against a one or two storey family home, thereby decreasing the value of the home to a major extent, or causing a significant loss of amenity for the family. The existing boundary is totally unfair and unnecessary; the proposed modification will resolve this issue.	*Same address as submission 222.

256	O	-	Strongly oppose the modifications proposed. Our family purchased their property which was zoned for 3 units, one of which was to be their family home with their two young daughters. Considerable \$s have been spent on architects, lawyers etc. a big ask for a young couple trying to make a life for their family. The proposed modifications at this stage would be a great injustice to the landowners. Maintain their existing land rights by keeping the CBACP boundaries exactly where they are.	
257	S	✓	We are the owners of [REDACTED] Road Mt Pleasant. We support the proposed new boundary modifications, as discussed with you recently.	