

Scheme Amendment No. 17 Canning Highway between East and Glyde Street

Background

Scheme Amendment 17 was initiated by Main Roads WA (MRWA). MRWA and the WA Planning Commission (WAPC) own all but the corner lot on Glyde Street and wish to dispose of the land now that it is no longer required. A planning consultant has been engaged by MRWA to prepare a Scheme Amendment to increase the residential development potential prior to sale.

The Amendment area covers the six lots on the south side of Canning Highway between East and Glyde Street (~3,665m²). The draft Local Planning Strategy (LPS) identifies this land as a western gateway site to the Town which is suited to an increased number of dwellings (most likely apartments) on a transport corridor.



Lots 14 – 18 Canning Highway, between East and Glyde Street on the southern side of Canning Highway

Local Development Plan

The redevelopment would be guided by a Local Development Plan which is required to be approved by the Council.

Redevelopment at a density of Residential R80 is envisaged. This would result in ~29 apartments and/or town houses in buildings ranging from two to four storeys.

The four storey building(s) would be located on the corner of Canning Highway/East Street and extend along the Highway, transitioning to two to three storeys facing East Street, with two storeys on the corner of Glyde Street and at the residential interface.

This is not proposed to be a Mixed Use zone, so commercial development will not be permitted. The underlying Residential R20 zone will remain with the potential to develop at a density of R80 **only if** compliance with the special controls specified in the Planning Scheme Amendment are achieved.

Strategic Planning

The Amendment is in line with the Town's strategic planning framework while also giving consideration to the impact on the adjoining low density residential area.

This site is viewed as an opportunity to provide for the development of additional dwellings which can contribute to the Town's 2050 dwelling target set by the State government. The comprehensive development of this larger parcel of land with good access to public transport, supports the underlying objective to concentrate higher densities on urban corridors, thereby reducing development pressure throughout the Town's low density heritage precincts.

Amendment Process

The Council considered the outcome of advertising undertaken earlier in the year and endorsed the Amendment at the Council Meeting of 20 July 2021. Full details are available on the Town's website at:

[ocm-minutes-200721.pdf](https://www.eastfremantle.wa.gov.au/ocm-minutes-200721.pdf) ([eastfremantle.wa.gov.au](https://www.eastfremantle.wa.gov.au))

The Amendment was then considered by the WAPC on 9 November 2021 and is now awaiting final approval by the Minister for Planning.

Please contact the Town by telephoning 9339 9339 or at admin@eastfremantle.wa.gov.au should you require any additional information.