

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

Background

Amendment 17 was initiated by Main Roads WA (MRWA) on behalf of that authority and the WA Planning Commission (WAPC). The intention being to sell the land with an increased residential development potential. The Amendment covers the 6 lots on the south side of Canning Hwy between East and Glyde Street (~3,665m²), as shown below.



Local Development Plan

Redevelopment of these lots would be guided by a Local Development Plan and associated Design Guidelines. It is envisaged redevelopment would be at a density of R80, resulting in ~29 apartments and/or town houses in buildings ranging from 2 to 4 storeys.

4 storey building(s) would be located on the corner of Canning Hwy/East Street and extend along Canning Hwy. Buildings would then transition to 2 to 3 storeys facing East Street, with 2 storeys on the corner of Glyde Street and at the residential interface.

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 are achieved.

The planning objective is to ensure built form, landscaping, parking, access and design controls respond to, and interpret, the form, bulk, scale, architecture and proportion of heritage buildings and residential areas.

Strategic Planning

The draft Local Planning Strategy identifies this land as a western gateway site on a transport corridor. It is considered suited to an increased number of dwellings (most likely apartments).

The land provides an opportunity to develop additional residences which can contribute to the dwelling target set by the State government to be achieved by the Town before 2050.

Comprehensive development of this larger amalgamated parcel of land which has good access to public transport, supports the underlying objective to concentrate higher densities on transport corridors, thereby reducing development pressure on the Town's low-density heritage precincts.

Community Comment

This Amendment is classified as complex so the WAPC requires a 60 day advertising period. The WAPC's and the EPA's formal endorsement to advertise is required before the Town can commence formal advertising procedures.

The outcome of advertising and consideration of any submissions received is then reported to Council. Council will then determine to support the Amendment, either with or without modification.

The Amendment is then forwarded to the WAPC for its endorsement and recommendation to the Minister for Planning who makes the final decision.

For details of the Amendment and the planning process for the future redevelopment of this area, please contact the Town.

If you require further information or clarification regarding Scheme Amendments, please contact the Town of East Fremantle by calling (08) 9339 9339 or send an email to admin@eastfremantle.wa.gov.au.