

INFORMATION MEMORANDUM

381 CANNING HWY, PALMYRA W.A.



Andrew Johns
Director / Licensee
0408 920 335
andrewj@oneagencysouth.com.au

Troy Holloway
Licensed Agent / Auctioneer
0411 439 151
troyh@oneagencysouth.com.au

INDEX

Executive Summary	3
Property Highlights	4
Legal Description & Site Details	5
Zoning Classification.....	6
LPS Zoning.....	7
Topographic Map.....	8
Lot Plan.....	9
Disclaimer.....	10
Addendum 1 – Melville District Activity Centre Plan.....	11

EXECUTIVE SUMMARY

THE PROPERTY

381 Canning Hwy, Palmyra

PROPERTY TYPE

Commercial

TENURE

Freehold Conventional Title

LAND AREA

1,104.40m² (approx.)

IMPROVEMENTS

Low set, triplex strip shop estimated at 360m² gross (approx.) and off-street parking.

GENERAL LOCALITY

The property is located on Canning Hwy and directly opposite to Melville Plaza Shopping Centre offering exposure to high volumes of passing traffic.

PROPERTY HIGHLIGHTS

- Substantial 1,104.40m² site.
- Flexible District Centre C2 / RAC-0 zoning under Local Planning Scheme 6.
- Prime location for commercial enterprise.
- Located offers easy access to Fremantle and Perth C.B.D via Canning Hwy.
- Progressive locality offering potential for re-development of the site.



LEGAL DESCRIPTION & SITE DETAILS

ADDRESS

381 Canning Hwy, Palmyra

LOCATION

City of Melville

CERTIFICATE OF TITLE

Volume: 2034 | Folio: 534

Lot 3 on Plan/Diagram 52084

EASEMENTS & ENCUMBRANCES

(To Be Assessed)

LAND AREA

0.1104 ha / 1,104.40m² (approx.)

LOT DIMENSIONS (METRIC)

(Width) 19.10m (approx.)

(Depth - Left Boundary) 60.35m (approx.)

(Depth - Right Boundary) 58.40m (approx.)

ZONING CLASSIFICATION

MUNICIPALITY

City of Melville

WARD

Palmyra – Melville - Willagee

TPS ZONING

District Centre C-2

DENSITY CODE

RAC-0

PLOT RATIO

No plot ratio provided under District Activity Area

MAXIMUM HEIGHT

5 Storeys

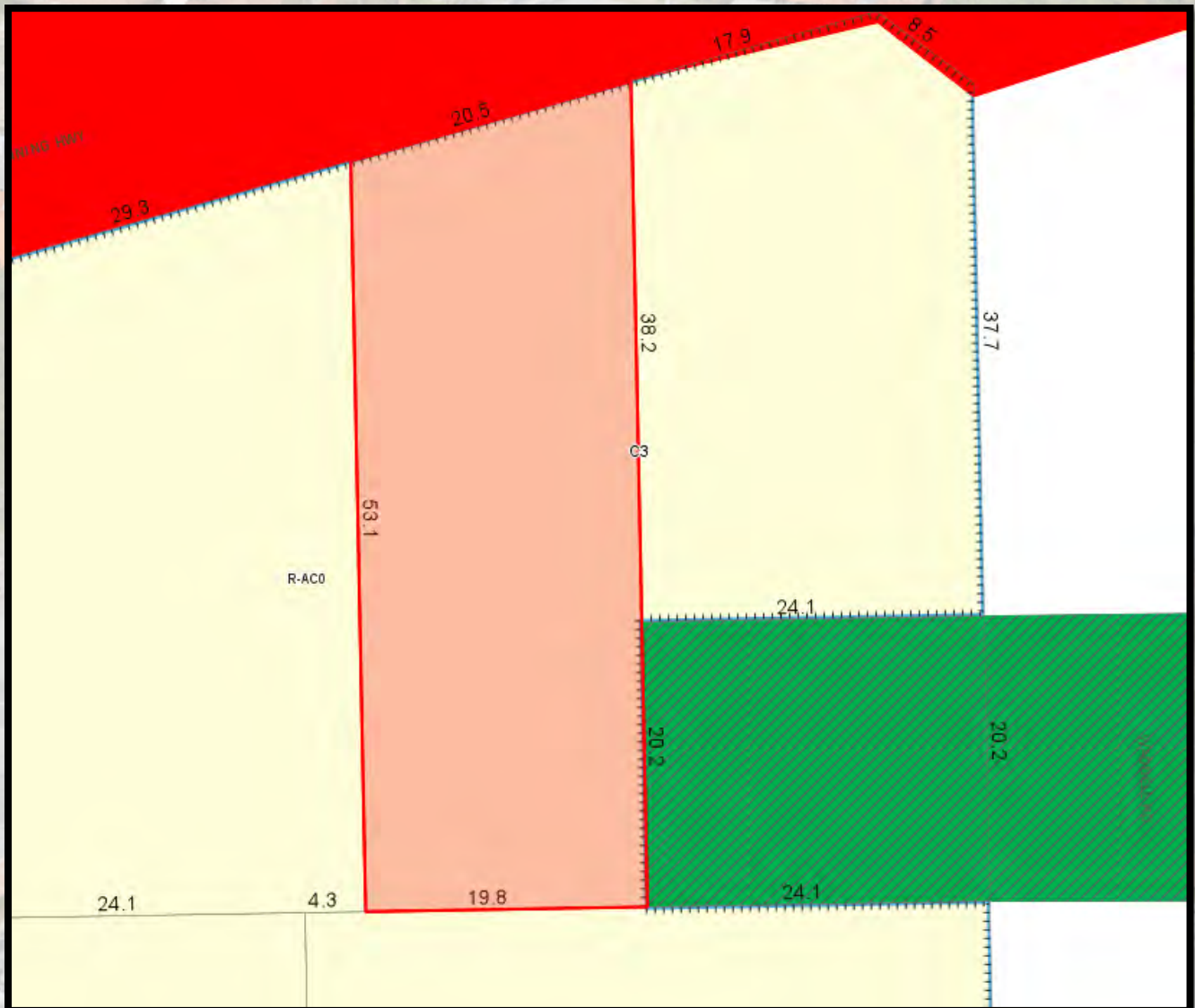
SCHEME WATER

Connected

RETICULATED SEWERAGE

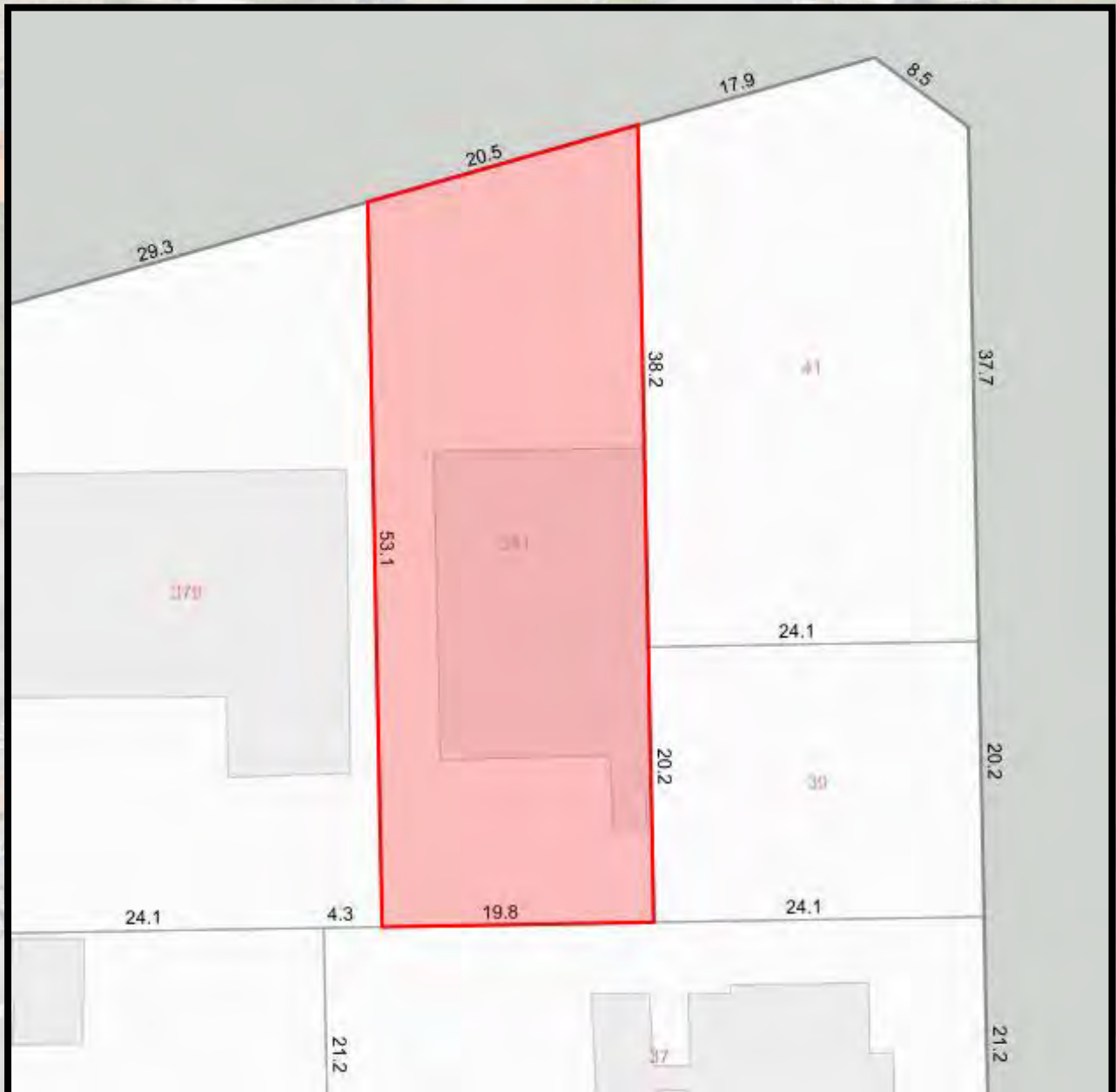
Connected

LPS 6 ZONING MAP



- District Centre C2 / RAC-0 Zoning

LOT PLAN



ADDENDUM 1

MELVILLE DISTRICT ACTIVITY CENTRE PLAN

Melville District Activity Centre Plan



Prepared by the City of Melville 2016
In accordance with *State Planning Policy 4.2: Activity Centres for Perth and Peel*
and the *Structure Plan Framework 2015*

Part One: Implementation

1. Activity Centre Plan Area

This activity centre plan shall apply to the Melville District Centre, which includes parts of Attadale, Melville, Palmyra and Bicton and specifically the land contained within the inner edge of the line denoting the activity centre plan boundary on Map 1 – Melville District Activity Centre Plan.

2. Operation

The date the activity centre plan comes into effect is the date the plan is approved by the Western Australian Planning Commission.

3. Staging

The subject area is an existing urban activity centre. Staging of development on private land will be at the discretion of relevant landowners.

4. Land Use and Development Requirements

4.1 Objectives

This activity centre plan aims to provide a clear and transparent planning framework to guide the future development of the centre. The desired outcome is to create a vibrant, mixed use centre that is a great place to live, work, run a business, socialise, recreate and have fun.

The objectives for the centre are to:

1. Facilitate a more sustainable urban form and environmentally sustainable development
2. Improve the 'look and feel' of the activity centre
3. Promote high quality, larger-scaled development along a key public transport route
4. Limit building heights in the Mixed Use and Residential zones to provide a measured transition from taller building heights in the core of the centre to surrounding residential areas
5. Allow intensive redevelopment of sites within the specified built form controls
6. Encourage walking, cycling and public transport use
7. Develop a new 'main street' environment over time along Waddell Road north of Canning Highway
8. Better connect and integrate the major land uses in the centre
9. Facilitate local employment and business opportunities
10. Provide certainty to encourage investment

4.2 Affect of Other City of Melville Policies

This Activity Centre Plan is to be read in conjunction with the City of Melville local planning scheme. Where any provision of the Activity Centre Plan conflicts with the local planning scheme, the Scheme prevails.

4.3 Zonings

The Local Planning Scheme Map specifies the zoning of all properties.

4.4 Land Uses

4.4.1 Residential uses are permitted land uses in the Centre C2, Mixed Use and Residential zones.

4.4.2 Land use permissibilities in the Centre C2 zone shall be in accordance with Table 1 below.

Table 1 – Zoning Table for the Centre C2 Zone in the Melville District Centre

Use and Development Class	Centre C2	Mixed Use	Residential
Amusement parlour	D		
Art gallery	P		
Bed and breakfast	D		
Betting agency	D		
Brewery	D		
Bulky goods showroom	X		
Caretakers dwelling	D		
Car park	D		
Child care premises	P		
Cinema/theatre	P		
Civic use	P		
Club premises	D		
Commercial vehicle parking	D		
Community purpose	P		
Consulting rooms	P		
Convenience store	P		
Educational establishment	P		
Exhibition centre	P		
Family day care	P		
Fast food outlet/lunch bar	D		
Fuel depot	X		
Funeral parlour	D		
Garden centre	D		
Home business	D		
Home occupation	D		
Home office	P		
Home store	P		
Hospital	D		
Hotel	P		
Industry	X		

As per Local Planning Scheme 6

As per Local Planning Scheme 6

Use and Development Class	Centre C2	Mixed Use	Residential
Industry - light	X		
Liquor store - large	D		
Liquor store - small	P		
Market	P		
Medical centre	P		
Motor vehicle, boat or caravan sales	X		
Motor vehicle repair	X		
Motor vehicle wash	X		
Night club	A		
Office	P		
Place of worship	P		
Reception centre	P		
Recreation - private	P		
Resource recovery centre	X		
Restaurant/cafe	P		
Restricted premises	X		
Serviced apartments	P		
Service station	D		
Shop	P		
Small bar	P		
Tavern	D		
Telecommunications infrastructure	D		
Trade display	X		
Trade supplies	X		
Transport depot	X		
Veterinary centre	D		
Warehouse/storage	X		

- 4.4.3 Interpreting the zoning table shall be in accordance with the relevant provisions of Local Planning Scheme 6.
- 4.4.4 The land use definitions in this plan are as per the definitions in Local Planning Scheme 6.
- 4.4.5 Land uses in the area reserved for Public Open Space are to be in accordance with the provisions of Local Planning Scheme 6.
- 4.4.6 There is no requirement for additional car parking to be provided if a change from a non-residential land use to another non-residential land use is proposed and no additional Net Lettable Area (NLA) is proposed (alfresco areas are not included as additional NLA).

4.5 Development Requirements for the Activity Centre

Building Height

- 4.5.1 The maximum permitted building heights as measured in storeys shall be in accordance with Map 2 – Melville District Activity Centre Plan Building Heights and Part One of this plan.
- 4.5.2 Building heights shall be measured in storeys. A storey is defined for the purposes of this plan as:
- ‘The space between the floor and ceiling of a building which constitutes a floor or level capable of use for human habitation, but does not include:
- Any floor of a building having 50% or more of its volume located below natural ground level;
 - Roof structures of a high quality design that reduces the visual impact of lift plant and other similar utility or services, not exceeding 3.0 metres in height; and
 - Unenclosed roof structures of a high quality design that provide weather protection to areas used for private or communal open space, not exceeding 3.0 metres in height.’

Note: Mezzanine levels or lofts are considered to constitute storeys in this plan.

Plot Ratio

- 4.5.3 There are no plot ratio requirements for any development in the Centre C2 or Mixed Use zones.
- 4.5.4 Plot ratio for residential development in the Residential zones is as per the Residential Design Codes. There are no plot ratio requirements for non-residential development in the Residential zone.

Facades and Frontages

- 4.5.5 Development is to be of a high quality and all facades and frontages shall be designed and finished with high quality materials and finishes.
- 4.5.6 Building facades (including car park structures above ground level) shall be articulated, coloured and detailed to contribute positively to the appearance of local streetscapes and adjoining properties.
- 4.5.7 Building facades and frontages should highlight a vertical emphasis wherever possible to help break up the appearance of buildings. This can be achieved through the shape and placement of windows and openings and the innovative use of building materials, colours and textures.
- 4.5.8 Feature elements are strongly encouraged on building facades, including (but not limited to) variations to colours and building materials, coloured or textured banding, banding, recesses, ornamental details, gables, verandahs, balconies, pillars, awnings, canopies and bay windows.
- 4.5.9 Extensive blank walls, blank facades, reflective, heavily-tinted or featureless glazing facing streets or public spaces are not permitted. Windows at ground floor level shall remain visually permeable at all times.
- 4.5.10 Awnings shall be provided on non-residential buildings to provide shade and weather protection for pedestrians. The minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection. New awnings should be designed and sited to integrate with those of adjoining buildings and structures to provide continuous cover.

- 4.5.11 Car parking (except on-street parking) and service areas are to be concealed from view from public spaces through sleeved development, landscaping or high quality screening.

- 4.5.12 Development is to be constructed in such a manner as to ameliorate noise and vibration from the urban environment. The City may require an acoustic assessment report detailing the likely noise effects of the development on its surroundings and/or external noise impacts on future residential dwellings.

Vehicle Access

- 4.5.13 Large development applications shall be accompanied by a suitable Transport Plan that addresses: vehicle access to/from and around the site, promotion of public transport, walking and cycling access and freight deliveries/servicing.

- 4.5.14 Vehicular access should be from a secondary street or right of way rather than the Canning Highway frontage wherever practical. Direct access on to Canning Highway will not be approved unless appropriate justification can be provided to the satisfaction of the responsible authority.

- 4.5.15 Vehicle parking areas should be provided to allow for coordinated access to/from other adjoining lots and encourage safe pedestrian movement around the centre.

Car Parking

- 4.5.16 Car parking shall be in accordance with the Residential Design Codes and/or the relevant local planning policy.

Private Space for All Residential Development

- 4.5.17 A private terrace, balcony or courtyard that is connected to an internal living space such as a lounge room or dining room is to be provided at a minimum of 15 square metres per dwelling.

Centre C2 - Residential Development Requirements

- 4.5.18 Residential dwellings are not permitted on ground floors facing gazetted public roads in order to provide for commercial land uses on ground floors fronting streets.

- 4.5.19 Residential development is to be in accordance with the Residential Design Codes, with the exception of the following:

- Building heights are as per clauses 4.5.1, 4.5.2, 4.5.25, 4.5.26 and 4.5.27
- The minimum required building height is two storeys in order to provide the necessary scale of development in the core of an activity centre
- There is no maximum plot ratio in the Centre C2 zone (see clause 4.5.3)
- Street Setbacks - nil setbacks are permitted, with the exception that any level above three storeys facing Waddell Road is to be setback a minimum of 3 metres from the building line of the third storey
- Lot Boundary Setbacks - nil setbacks to adjoining properties are permitted as per clause 4.5.20. Otherwise boundary setbacks are as per the Residential Design Codes.
- Open Space is as per clause 4.5.21 and 4.5.22
- Outdoor Living Areas are as per clause 4.5.17

Centre C2 - Non-Residential Development Requirements

4.5.20 Non-residential development is to be in accordance with Part One of this plan, Local Planning Policy 2.1 – Non-Residential Development (as amended) and the following provisions:

- a. Building heights are as per clauses 4.5.1, 4.5.2, 4.5.25, 4.5.26 and 4.5.27
- b. The minimum required building height is two storeys in order to provide the necessary scale of development in the core of an activity centre
- c. Floor to floor heights for ground floor commercial tenancies shall be a minimum of 4 metres to facilitate changes of land use over time.
- d. Street setbacks should be minimal or zero unless the setback area is used for pedestrian-focussed activities including, but not limited to: wider footpaths; alfresco areas, street trading activities and/or public piazzas
- e. Active street frontages are required along Waddell Road north of Canning Highway
- f. Any level above three storeys facing Waddell Road is to be setback a minimum of 3 metres from the building line of the third storey
- g. Nil setbacks to adjoining properties zoned Centre C2 are permitted up to four storeys. Any level above four storeys is to be setback a minimum of 2 metres
- h. Nil setbacks to adjoining properties in other zones are permitted for the first storey. Any levels above one storey are to be setback:
 - i. a minimum of 2 metres to any boundary apart from the northern boundary of an adjoining lot; or
 - ii. a minimum of 4 metres from a northern boundary of an adjoining lot to help mitigate the building bulk and possible overshadowing of the adjoining lot.
- i. Notwithstanding the above, nil setbacks up to three storeys to adjoining properties in the Mixed Use zone are permitted if an adjoining lot has an existing or simultaneously constructed wall of equal or greater proportions (refer to clause 4.5.29 c). If this clause applies, any levels above three storeys (if permitted by Map 2) are to be setback a minimum of 2 metres

Centre C2 - Open Space and Landscaping

4.5.21 An area equivalent to 10% of the site area is to be provided as high quality landscaping, either on the subject site or off-site if approved by the City. Soft landscaping and retention of existing mature trees or planting of new trees is strongly encouraged.

Landscaped roof and/or wall areas may be considered as landscaping provided that they are of a high quality and easily accessible (roof) and/or visible from public spaces (walls).

4.5.22 Landscaping is to accord with a landscaping plan which has been approved by the responsible authority.

Centre C2 - Rights of Way

4.5.23 The City strongly encourages the creation of new east to west public rights of way at the rear of lots facing Canning Highway.

4.5.24 Lots adjacent to an existing right of way (laneway) or public access easement shall cede free of cost any proportionate share of land required to widen the right of way to 6.0 metres at the point of subdivision or development.

Note: It is a WAPC requirement for all rights of way to achieve a minimum width of 6.0m. The widened portion of the right of way or street is to be granted free of cost to the Crown and shown on the final deposited plan submitted for subdivision clearance.

Example: A right of way or public access easement has an existing width of 4.0 metres with lots on either side. A requirement to cede 1.0 metre of each adjoining lot would be triggered if/when the adjoining lots are proposed to be developed or subdivided. The City would not require land to be ceded if the adjoining lots are not proposed to be developed or subdivided or if only minor development is proposed consistent with the use of the land for a single residential dwelling (e.g. – dwelling extension, garage or shed proposal).

Centre C2 Zone - Potential Additional Building Height

4.5.25 If additional building height is proposed in the Centre C2 zone above that specified in Map 2 – Melville District Activity Centre Plan Building Heights, the applicant shall provide community benefit in proportion to the additional development being proposed by delivering one or more of the following:

- a. The creation of a public right of way across a site to improve connectivity for vehicles and/or pedestrians (particularly east to west connectivity);
- b. Upgrades to streetscapes, street trees or landscaping on public land;
- c. Upgrades to footpaths, other pedestrian-related infrastructure, cycle paths or other cycling-related infrastructure within the vicinity;
- d. New or improved high quality, permanent public spaces;
- e. The provision and ongoing maintenance of public facilities such as toilets, showers or sheltered bicycle storage;
- f. Exemplary environmental design or sustainability outcomes; or
- g. Any other community benefit contribution that furthers the objectives of this plan in the opinion of the City of Melville.

4.5.26 The maximum additional building height permitted under clause 4.5.25 is two storeys.

4.5.27 Buildings situated on the corner of two gazetted roads in the Centre C2 zone may exceed the building height limit specified on Map 2 – Melville District Activity Centre Plan Building Heights and clause 4.5.25 by one additional storey by providing an architectural design element designed to highlight the street corner. The corner element may extend up to 10 metres along the street facade from the corner of the building.

Note: Development consistent with this clause does not trigger the requirement to provide community benefits in proportion to the additional development being proposed. It is encouraged as per good urban design practices.

4.5.28 Mixed Use and Residential Zones – Residential Development Requirements
Residential development is to be in accordance with the Residential Design Codes, with the exception of:

- a. Building heights shall be in accordance with Map 2 – Melville District Activity Centre Plan Building Heights and Clauses 4.5.1 and 4.5.2
- b. There is no maximum plot ratio in the Mixed Use zone (see clause 4.5.3)
- c. Street Setbacks - nil setbacks are permitted
- d. Lot Boundary Setbacks - nil setbacks to adjoining properties are permitted as per clause 4.5.29. Otherwise boundary setbacks are as per the Residential Design Codes
- e. Outdoor Living Areas (see clause 4.5.17)
- f. Open Space. An area equivalent to 15% of the site area is to be provided as high quality landscaping, either on the subject site or off-site if approved by the City. Soft landscaping and retention of existing mature trees or planting of new trees is strongly encouraged.

Landscaped roof and/or wall areas may be considered as landscaping provided that they are of a high quality and easily accessible (roof) and/or visible from public spaces (walls).

Note: Landscaping in the Residential zone is as per the Residential Design Codes.

- g. Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the responsible authority.

Mixed Use and Residential Zones – Non-Residential Development Requirements

4.5.29 Non-residential development is to be in accordance with Part One of this plan, Local Planning Policy 2.1 – Non-Residential Development (as amended) and the following provisions:

- a. Building heights shall be in accordance with Map 2 – Melville District Activity Centre Plan Building Heights and Clauses 4.5.1 and 4.5.2
- b. Street Setbacks - nil setbacks are permitted
- c. Active street frontages are encouraged along Waddell Road north of Canning Highway
- d. Nil setbacks to adjoining properties in the Centre C2 zone are permitted up to three storeys. Any levels above three storeys (if permitted by Map 2) are to be setback a minimum of 2 metres
- e. Nil setbacks to adjoining properties in the Mixed Use or Residential zones are permitted for the first storey. Any levels above one storey are to be setback:
 - i. a minimum of 2 metres to any boundary apart from the northern boundary of an adjoining lot; or
 - ii. a minimum of 4 metres from a northern boundary of an adjoining lot to help mitigate the building bulk and possible overshadowing of the adjoining lot
- f. Setbacks to adjoining properties outside the activity centre plan area are as follows:
 - i. a minimum of 2 metres to any boundary apart from the northern boundary of an adjoining lot; or
 - ii. a minimum of 4 metres from a northern boundary of an adjoining lot to help mitigate building bulk and possible overshadowing of the adjoining lot

- g. An area equivalent to 15% of the site area is to be provided as high quality landscaping, either on the subject site or off-site if approved by the City. Soft landscaping and retention of existing mature trees or planting of new trees is strongly encouraged.

Landscaped roof and/or wall areas may be considered as landscaping provided that they are of a high quality and easily accessible (roof) and/or visible from public spaces (walls).

- h. Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the responsible authority.

Resource Conservation

4.5.30 A Waste Management Plan is to be prepared and approved in accordance with the relevant local planning policy.

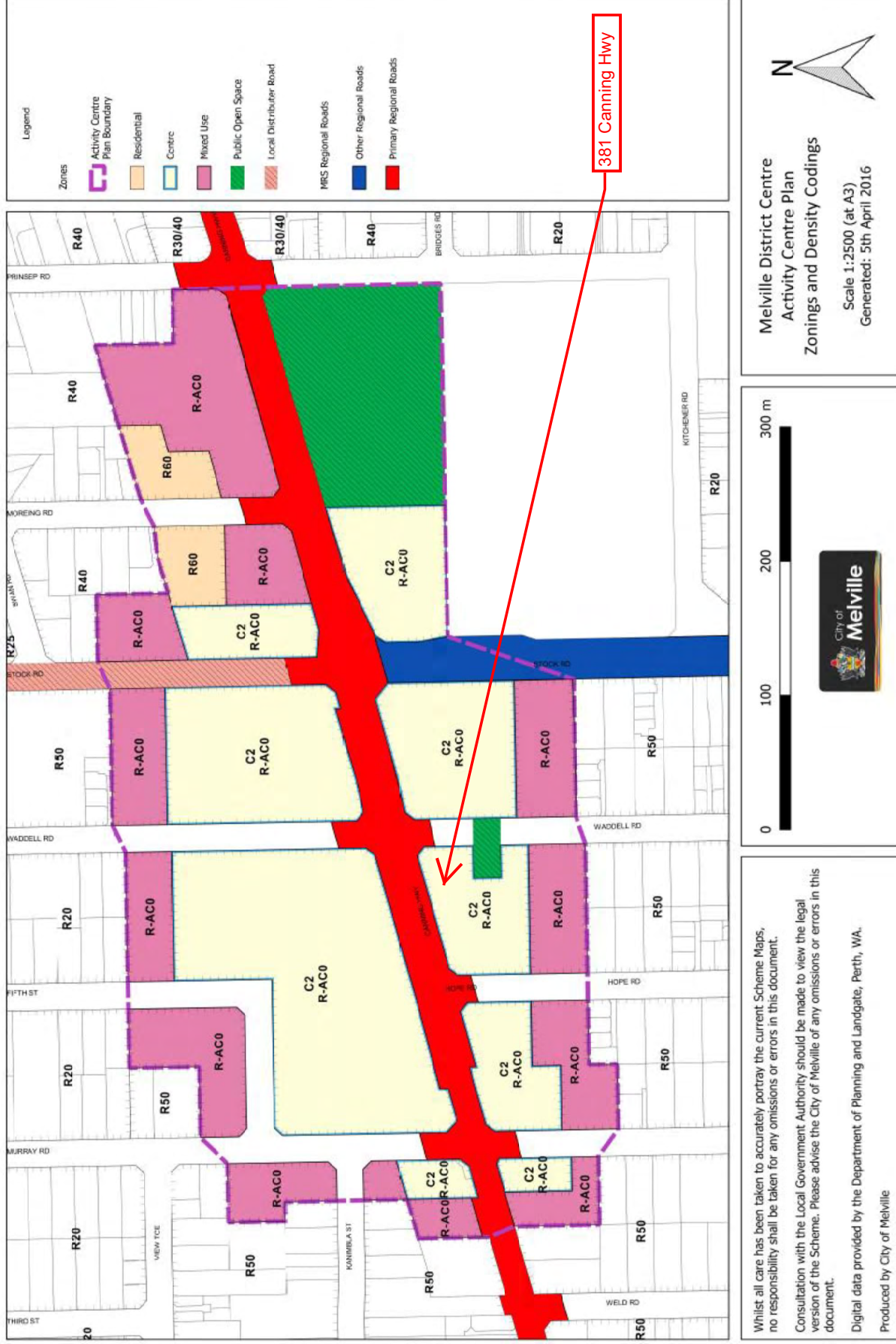
4.5.31 New development shall include environmentally sustainable design measures in accordance with relevant planning policies.

5. Local Development Plans

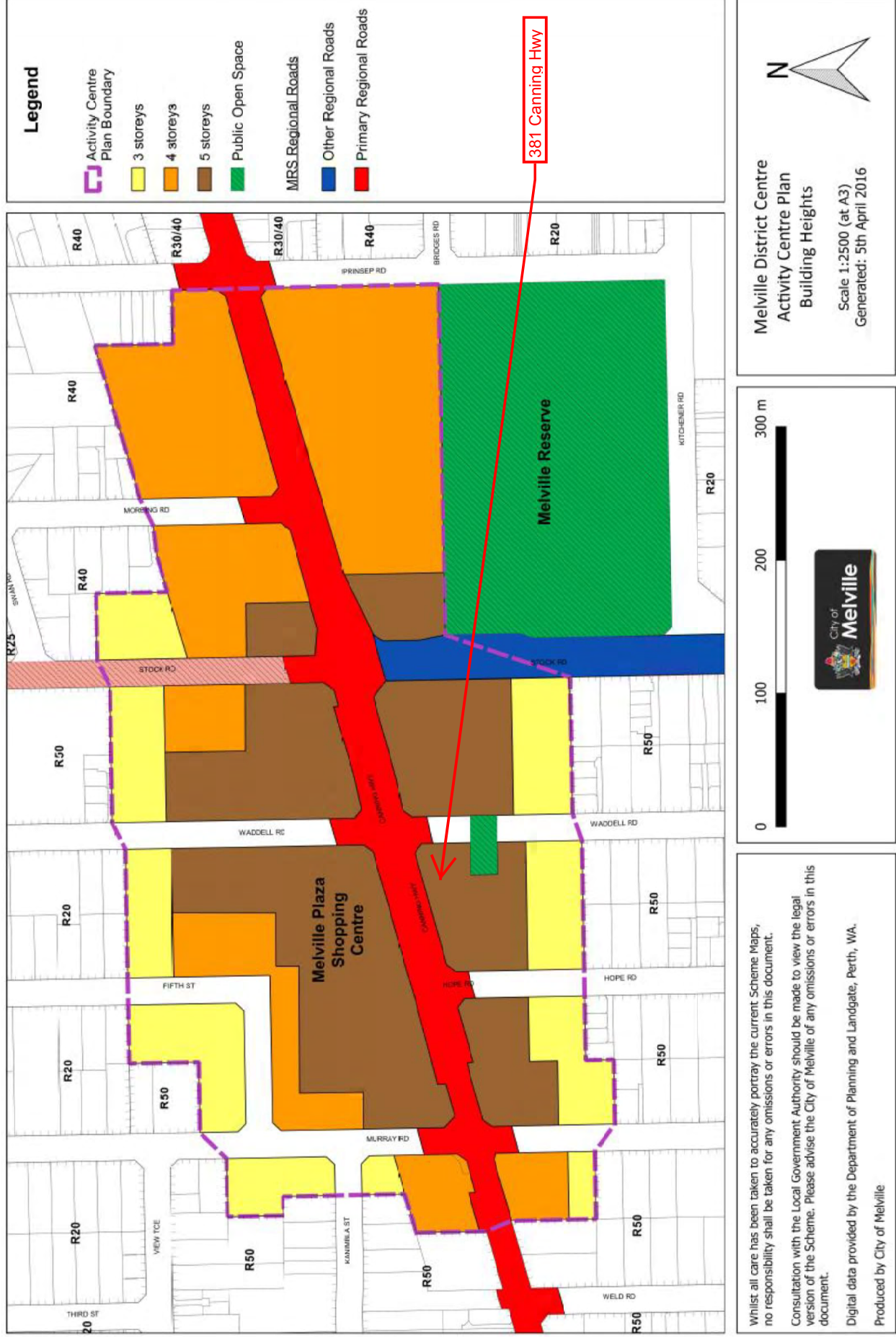
A Local Development Plan may be prepared to amend the requirements of this plan and/or provide more specific development requirements for the development of a site or sites where it is deemed appropriate. A Local Development Plan shall be prepared and approved in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Activity Centre Plan Maps

Map 1 - Melville District Activity Centre Plan



Map 2 - Melville District Activity Centre Plan – Building Heights



Page intentional left blank

DISCLAIMER

Although every care has been taken in preparing this report, One Agency South do not verify its accuracy. Information, opinions and forecasts in this proposal depend on the accuracy of any information and assumptions on which they are based, and on prevailing market conditions, for which One Agency South do not accept responsibility.

No representations or warranties of any nature whatsoever are given, intended or implied about this proposal, any information, opinions and forecasts contained within this report or the accuracy or enforceability of any documents referred to in this proposal. One Agency South will not be liable for any omissions or errors. One Agency South will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of or in any way connected with use of or reliance on anything in this report.

This proposal does not form part of or constitute an offer or contract. Recipients of this proposal should rely on their own enquiries about its accuracy. All images are only for illustrative purposes.

Unless otherwise expressly stated, all amounts, prices, values or other sums stated in this proposal are exclusive of GST.

Copyright

This proposal is copyright material owned by One Agency South and related entities. Permission to use any part of this proposal must be sought directly from One Agency South or its related entities. If permission is given, it will be subject to a requirement that the copyright owners name and interest is acknowledged when reproducing the whole or part of any copyright material.