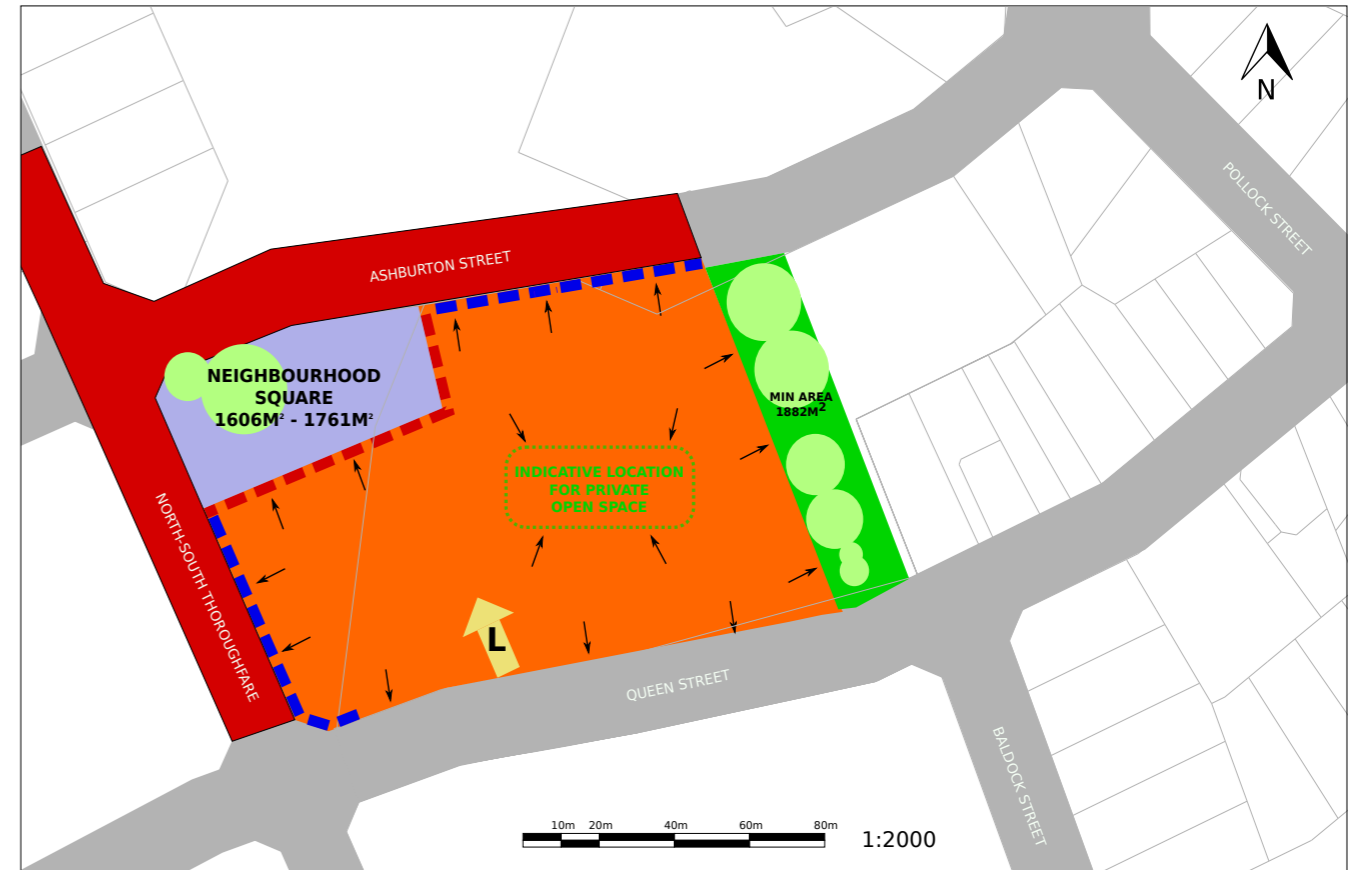


BENTLEY HUB CORE LOCAL DEVELOPMENT PLAN

Requirement	Core Precinct															
Relationship to Scheme and Residential Design Code Variations	Pursuant to the Bentley Regeneration Local Structure Plan (LSP) and City of Canning Town Planning Scheme No. 40 (Scheme) the City of Canning has prepared this Local Development Plan (LDP). New development is required to comply with this LDP in addition to the provisions of the Scheme and the Residential Design Codes of Western Australia (R-Codes). Where there is an inconsistency between the LDP and the R-Codes, the provisions of the LDP shall prevail. Minor variations to the requirements of the Residential Design Codes, relevant planning policies and this LDP may be approved by the City of Canning.															
Definitions	Abutting: Situated directly adjacent along an edge or boundary. Landmark Feature: A feature of a building that stands out from the remainder of the development through different height and materials and provides a visual point of interest. Land uses and terms in this Local Development Plan are taken to have the same meaning as in Town Planning Scheme No. 40, the Bentley Regeneration Local Structure Plan or Residential Design Codes.															
Land Uses	Retail / Office / Restaurant / Multiple Dwelling / Student Accommodation / Community Purpose (oriented to Ashburton Street)															
Ground Floor Level 1 and above	Multiple Dwelling / Student Accommodation / Residential Building / Office / Community Purpose (oriented to Ashburton Street) Any retail tenancy over 200m ² should front the Neighbourhood Square and have a maximum frontage to the square of 20m.															
Retail Floorspace	Maximum: 4000m ² Any major variation to the retail floorspace (greater than 20%) shall be subject to a Retail Sustainability Assessment.															
Density	R160.															
Plot Ratio	Minimum: 1.6 : 1 Maximum: 2.2 : 1 Plot ratio bonuses of up to 25% may be granted for development that achieves the bonus development targets identified in the Bentley Regeneration Design Guidelines.															
Building Height	Minimum: 13m (4 storeys) Maximum: 32m (10 storeys)															
Ground Floor Ceiling Height	Minimum: 3.3m Floor to Ceiling Floor to ceiling heights may be varied by the City of Canning.															
Universal Access	Development is to be designed to accommodate universal access.															
Ground Floor Finished Level	The finished floor level of tenancies and dwellings above finished footpath level is to meet the following requirements:															
	<table border="1"> <thead> <tr> <th></th> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>Active Frontage:</td> <td>0.0m</td> <td>0.5m</td> </tr> <tr> <td>Adaptable Frontage (Non-residential):</td> <td>0.0m</td> <td>0.5m</td> </tr> <tr> <td>Adaptable Frontage (Residential):</td> <td>0.5m</td> <td>1.0m</td> </tr> <tr> <td>Other Frontages:</td> <td>0.5m</td> <td>1.0m</td> </tr> </tbody> </table>		Minimum	Maximum	Active Frontage:	0.0m	0.5m	Adaptable Frontage (Non-residential):	0.0m	0.5m	Adaptable Frontage (Residential):	0.5m	1.0m	Other Frontages:	0.5m	1.0m
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Side & Rear Setbacks (between lots)	As per the R-Codes for Residential development and 1.5m minimum for non-residential development unless built up to an existing or proposed building on boundary.															
Bulk and Massing	Tower elements above 13m in height are to be setback a minimum of 6m from other towers within the same development site.															
Overshadowing	The linear Public Open Space is not to be overshadowed by more than 50% of the site as measured at midday, 21 June.															
Orientation	All buildings are to be orientated to face existing and planned public roads, public squares and public open space.															
Designing Out Crime (CPTED)	All development is to incorporate windows (major openings) from habitable rooms in residential development and commercial tenancies on every floor overlooking public streets, public open space and public squares. All development is to provide for safe and legible pedestrian movements in and around the development site to promote activation of public spaces. Lighting is to be provided at building entrances, approaches to buildings and communal areas. A lighting strategy may be required or conditioned as part of any development.															
Façade and Materials	Facades are to have a high level of articulation, glazing and varied material palette to active street frontages. The percentage of glazing as a portion of the façade for the Active Frontage shall be minimum of 70%, for the Adaptable Frontage a minimum of 60% and all other frontages 50% unless varied by the Bentley Regeneration Design Guidelines. Landmark features are to be provided at development site corners and street intersections.															
Signage	Maximum Number: 2 per tenancy Maximum Area: 4m ² aggregate Signage Type: 1 Awning Sign, 1 Window sign No flashing signage.															
Intrusions and Projections	Buildings are not to intrude into public areas with the exception of cantilevered awnings.															
Awnings (Cantilevered)	Location: All active street frontages Minimum clearance to ground level: 3.2m Minimum clearance to structures: 2.7m Depth: 2.7m or within 0.5m of the kerb line, whichever is the lesser.															
Balconies	Minimum area: 10m ² Minimum dimension: 2.4m Minimum Provision: 1 balcony per dwelling															
Private Open Space	Each development incorporating residential dwellings or student accommodation is to incorporate a minimum of 10% of the land area as communal private open space. Any on site trees removed as part of a development are to be replaced within the development site.															
Service Areas	Service areas (including plant and equipment) are to be located and screened from public view. Any noise generated by plant and equipment is to be attenuated to reduce impact on amenity.															
Service Access	Service access and loading/unloading areas for non-residential development are to enable vehicles to enter and exit the site in forward gear. The access way shall be designed to segregate moving and stationary service vehicles from commercial customer or resident parking bays. A waste management plan is to be provided as part of any development application.															
Parking	Student Accommodation: 0.25 per dwelling Multiple Dwelling: 0.75 per 1 bed dwelling 1 per 2 bed dwelling 1.25 per 3 bed dwelling Retail: 5 per 100m ² NLA Office: 1 per 30m ² GFA Community Purpose: To be negotiated with the City of Canning. Visitor Parking Student Accommodation: 0.1 per dwelling Multiple Dwelling: 0.25 per dwelling Shared access arrangements are encouraged to maintain access through adjoining car parks. Car parking bays and access aisles are to be designed in accordance with Australian Standards. Visual sightlines via truncations are to be provided at vehicle entry/exit points in accordance with Australian Standards. Car parking bays (with the exception of bays for the exclusive use of residential dwellings) may be provided with reciprocal usage between complementary land uses on the same site. Reciprocal usage is to be demonstrated as part of a development application. For non-residential uses, Town Planning Scheme provisions for parking shall prevail. Development applications proposing a variation to car parking are to include a Parking Strategy.															
Public Open Space	The area of the Public Open Space F can be reduced from 0.22 hectares to 0.1882 hectares subject to a higher standard of public facilities being demonstrated in accordance with Clause 10.1 of the Bentley Regeneration Local Structure Plan. The Neighbourhood Square is identified as Public Open Space "E" and the linear park is identified as Public Open Space "F" in the Bentley Regeneration Local Structure Plan. Any reduction in the size of the Neighbourhood Square from 1761m ² is to be added to the linear park ("F"). A minimum of two trees within the Neighbourhood Square and six trees within the open space shared by both the Core and Edge precincts are to be retained as indicated on the Local Development Plan map unless otherwise approved by the City of Canning. A landscape design for the public open space is required as part of a subdivision application.															
Street Design	Detailed street design, including road pavement widths and treatments, street furniture and lighting and pedestrian and cycling infrastructure as per the requirements contained in the Bentley Regeneration Design Guidelines.															



LEGEND	
	CURRENT CADASTRE (2015)
	CORE PRECINCT
	SHARED SPACE
	PUBLIC OPEN SPACE - LINEAR PARK "F" (NO VEHICLE ACCESS)
	PUBLIC OPEN SPACE - NEIGHBOURHOOD SQUARE "E" (NO VEHICLE ACCESS)
	ANY REDUCTION IN AREA FROM 1761M ² IS TO BE ADDED TO THE LINEAR PUBLIC OPEN SPACE SHOWN IN GREEN ON THE PLAN.
	TREE TO BE RETAINED UNLESS APPROVED BY THE CITY OF CANNING
	ACTIVE FRONTAGE WITH AWNINGS (NO VEHICLE ACCESS)
	ADAPTABLE FRONTAGE (VEHICLE ACCESS PERMITTED)
	INDICATIVE LOADING ZONE AND SERVICE AREA
	BUILDING ORIENTATION

This Local Development Plan has been adopted by Council and signed by the Director Planning and Regulation.

Signature: _____ Date: 15 / 09 / 2015

Revision Number: 1

