

Policy			
Title:	Incentive-Based Residential Development Assessment	Code:	LP.10
Purpose or Objective:	To encourage and incentivise development that achieves above-standard outcomes in terms of ecological sustainability; or community benefits; or architectural and urban design quality.		
Reference Documents:	<ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • Planning and Development (Local Planning Schemes) Regulations 2015 • State Planning Policy 7.3. Residential Design Codes of WA (R-Codes) • City of Canning Local Planning Scheme No. 42 • City of Canning Good Design Guide 		

Policy Statement
This policy provides guidance on when planning flexibility may be applied where development achieves above-standard sustainability, community and design outcomes in the City of Canning (the local government).

1 Scope

- This policy does not vary the ‘deemed to comply’ requirements of the R-Codes.
- This policy reinforces the Design Principles of the R-Codes when a development proposes variations to R-Codes provisions that are specified in Table 1 of this policy.
- This policy does not apply in the Canning City Centre Activity Centre Plan and the Bentley Regeneration Project Local Structure Plan areas.
- Compliance with this policy does not make any development exempted from requiring development approval.

2 Definitions

Unless otherwise defined, words and expressions in this policy are as defined in Part 6 of the Local Planning Scheme No. 42 (the Scheme), the *Planning and Development Act 2005*, Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) or State Planning Policy 7.3 – Residential Design Codes of WA (R-Codes).

Affordable Housing

Housing provided through partnership agreements with the Housing Authority or non-profit housing providers recognised by the Housing Authority.

Design Advisory Committee

As defined in the local government’s local planning policy – Design Advisory Committee and Assessment of Significant Development.

Regulated Tree

As defined in the local government’s local planning policy tree retention and planting – development.

3 Provisions

- a) Where a variation to a R-Codes ‘deemed to comply’ provision is defined as an incentive under this policy, the local government will not generally support such variation unless compliance with this policy is achieved.
- b) Incentives may be offered under Table 1 of this policy where the application demonstrates that:
 - i. The requirements under Table 1 of this policy are met;
 - ii. The development meets the relevant Design Principles of the R-Codes; and
 - iii. Where multiple variations are proposed, the cumulative effect of all variations is considered and will not adversely impact the amenity of the locality or any heritage place.
- c) The applicant is to submit the City of Canning Incentive-Based Assessment Checklist and any supporting documents with the application for development approval.
- d) A maximum of 50 points may be claimed under this policy.

Table 1: Incentives Offered

R-Codes “deemed to comply” provision	Incentive/variation	Required	
Single Houses and Grouped Dwellings			
5.1.4 Open Space C4	Reduction to open space of up to 3%	30 Points (under Table 2)	(a) No variation to outdoor living area will be permitted. (b) The plan is to address the following elements of the <i>Canning Good Design Guide</i> : <ul style="list-style-type: none"> DG10– Open Space DG12– Deep Soil Zone DG20– Solar Passive Design DG23 – Natural Ventilation A supporting statement could be provided with the development application. (c) A garden is to be planted on the whole verge in front of the development (refer to Policy ET529)
	Reduction to open space of up to 5%	50 Points (under Table 2)	
Multiple Dwellings – Density of R40 to R80			
Plot Ratio R-Codes Vol. 2 2.5	<ul style="list-style-type: none"> Bonus plot ratio of up to 7.5% Bonus height consistent with the above bonus plot ratio. 	20 Points (under Table 3)	(a) Bonus plot ratio is to be in the form of additional height so that the

R-Codes “deemed to comply” provision	Incentive/variation	Required	
<p>and</p> <p>Building Height R-Codes Vol. 2 2.2</p>	<ul style="list-style-type: none"> Bonus plot ratio of up to 15% Bonus height consistent with the above bonus plot ratio. 	<p>30 Points (under Table 3)</p>	<p>minimum open space and deep root zones are not compromised.</p> <p>(b) Overshadowing diagrams are required to demonstrate that the overshadowing impact on buildings on the same site and adjoining properties are minimised.</p> <p>(c) A garden is to be planted on the whole verge in front of the development (refer to Policy ET529).</p>
	<ul style="list-style-type: none"> Bonus plot ratio of 15% to 25%. Bonus height consistent with the above bonus plot ratio. 	<p>50 Points (under Table 3)</p>	
Multiple Dwellings – Density of R100 or Greater			
<p>Plot Ratio R-Codes Vol. 2 2.5</p> <p>and</p> <p>Building Height R-Codes Vol. 2 2.2</p>	<ul style="list-style-type: none"> Bonus plot ratio of up to 15% Bonus height consistent with the above bonus plot ratio. 	<p>20 Points (under Table 3)</p>	<p>(a) Bonus plot ratio is to be in the form of additional height so that minimum open space and deep root zones are not compromised.</p> <p>(b) Overshadowing diagrams are required to demonstrate that the overshadowing impact on buildings on the same site and adjoining properties are minimised.</p>
	<ul style="list-style-type: none"> Bonus plot ratio of 15% to 25% Bonus height consistent with the above bonus plot ratio. 	<p>30 Points (under Table 3)</p>	
	<ul style="list-style-type: none"> Bonus plot ratio of 25% to 50% Bonus height consistent with the above bonus plot ratio. 	<p>50 Points (under Table 3)</p>	

Table 2: Incentive Criteria – Single Houses and Grouped Dwellings

Theme	Acceptable outcome (must be met for all dwellings)	Points	Notes
Sustainability Rating	Green Building rating of 5 stars or above.	50	Certification is required by a professional accredited by the Green Building Council of Australia.
Energy Efficiency	NatHERS rating of one star in excess of the current energy efficiency requirement of the National Construction Code (NCC).	50	Certification is required by a NatHERS accredited energy assessor using NatHERS accredited software.
	Solar PV system for each dwelling at the following minimum sizes: i. 2kW for dwellings with 2 or less bedrooms; and ii. 3kW for dwellings with 3 or more bedrooms.	30	(a) Details of proposed solar system to be submitted with the application. (b) A condition will be imposed on development approval requiring installation prior to occupation.
	Solar battery storage of minimum 2.4kWh.	20	(a) Details of proposed solar system to be submitted with the development application. (b) A condition will be imposed on development approval requiring installation prior to occupation.
	Solar hot water system for each dwelling with minimum 4m ² of solar collector area (2 panels) and a minimum 300L tank.	20	Details to be submitted with the development application. Appropriate conditions may be imposed on approval.
	Power outlets (minimum 15 amp) are available to all car parking spaces.	10	Details to be submitted with the development application. Appropriate conditions may be imposed on approval.
Water Efficiency	Rain water tank of minimum 3,000L capacity for each dwelling and plumbed to a toilet and/or laundry is installed and maintained thereafter.	30	Details to be to be submitted with the development application. Appropriate conditions may be imposed on approval.
	An appropriately sized grey water reuse system that collects grey water from the laundry and bathroom and redirects it for garden irrigation/ground water recharge.	30	Details to be submitted with the development application. Appropriate conditions may be imposed to require installation and maintenance thereafter.
	Dual plumbing is connected and available for use by all residents.	20	Details to be submitted with the development application. Appropriate conditions may be imposed on approval.

Theme	Acceptable outcome (must be met for all dwellings)	Points	Notes
	Minimum 30% of the site area is covered by permeable surface finishes.	10	Rain gardens are encouraged. Details of surface finishes and the calculation of permeable area to be submitted with the development application.
Trees	Retention of a medium to large (8m height or more) Regulated Tree on site.	50	(a) Trees with adequate canopies are considered (excludes palms). (b) Retention process is detailed in local planning policy – tree retention and planting – development.
	Retention of a small (4-8 height) Regulated Tree on site.	30	
	Retention of a tree listed on the local government’s Significant Trees Register.	50	Tree retention is to be in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites.
Construction Materials	The use of recycled material including construction and demolition material.	10	Details to be submitted with the development application. The scale and nature of recycling should warrant a substantial environmental benefit. Minimal or incidental use of recycled material will not be considered.
Heritage	Protection and conservation of a place listed on the City of Canning Heritage List.	50	Protection is to be in accordance with the recommendations in the associated “place record form” in the City of Canning Municipal Heritage Inventory. The applicant may be required to use the services of a qualified heritage professional.

Table 3: Incentive Criteria – Multiple Dwellings or Mixed Development

Theme	Acceptable Outcome	Points	Notes
Affordable Housing	Minimum 10% of the development is provided as “Affordable Housing”.	20	“Affordable Housing” is defined as housing provided through partnership agreements with the Housing Authority or non-profit housing providers recognised by the Housing Authority.
Universal Design	Minimum 10% of the dwellings meet the “Desirable Criteria Checklist” of the WA Liveable Homes universal design standards.	10	A statement is required to be submitted detailing compliance with the associated checklist.

Theme	Acceptable Outcome	Points	Notes
Sustainability Rating	Green Building rating of 5 stars or above; or Green Communities rating of 5 stars or above; or E-tool Gold or Platinum rating; or EnviroDevelopment accreditation for 5 out of 6 elements.	50	Certification is required by a professional accredited by the relevant rating agency.
Energy Efficiency	NatHERS star rating of 2 stars in excess of the current energy efficiency requirement of the National Construction Code (NCC) or any applicable planning policies.	30	Certification is required by a NatHERS accredited energy assessor using NatHERS accredited software.
	Power outlets (minimum 15 amp) are available to all car parking spaces. or Level 3 electric chargers are provided at a rate of 1 for each 50 car parking bays, or part thereof.	10	Details to be submitted with the development application. Appropriate conditions may be imposed on approval.
Natural Ventilation	Natural cross-ventilation is achieved for <u>all dwellings</u> within the first 9 storeys of the building.	30	A dwelling is considered cross-ventilated where: (a) It is a cross-through apartment, it has a depth of maximum 18m glass line to glass line; or (b) It is a single-aspect apartment, i. ventilation openings face within 45 of the prevailing cooling wind direction; and ii. ventilation openings are equivalent to 7% of the floor area of the room; and iii. room depth is not more than 3 times ceiling height (8m for a 2.7m high ceiling).
Water Efficiency	The development achieves a 30% reduction in reticulated water use compared to Water Corporation's latest annual average.	30	A sustainability report is to be submitted to demonstrate compliance.
Water Sensitive Site Design	Site design incorporates best practice Water Sensitive Design principles designed by a suitably qualified professional. Features may include overland drainage, living streams, permeable paving (porous sub-base), bio retention areas or rain gardens.	10	(a) A report by qualified professionals is required to support the proposal. (b) Site design to mimic natural processes by reducing run-off and increasing infiltration in to the ground.
Tree Retention	Retention of a large Tree on site.	30	(a) Trees with adequate canopies are considered (excludes palms).
	Retention of a medium Tree on site.	20	

Theme	Acceptable Outcome	Points	Notes
(tree sizes in SPP 7.3)	Retention of a small Tree on site.	10	(b) Retention requirements are detailed in Local Planning Policy LP.09 – Tree Retention and Planting – Development.
Green Canopy	Equivalent to 100% of the site area provided as Green canopy.	50	The objective is to reduce the urban heat island effect as well as local temperatures, and to reduce stormwater runoff. The Green Canopy may be provided through:
	Equivalent to 60% of the site area provided as Green canopy.	30	(a) Tree planting or retention of existing trees with acceptable deep soil zones; or (b) Planting on structures where adequate soil volumes are provided and long term maintenance is guaranteed. A report may be required to ensure the additional load from saturated soil is considered in the structural design of the building.
	Equivalent to 30% of the site area provided as Green canopy.	20	
Public Benefit	The provision of public facilities and/or public art which is not otherwise required by the local government's policy.	30	Public art or public facility is to be of a standard and scale approved by the local government.
Materials and Waste	The use of recycled material including construction and demolition material.	10	Details to be submitted with the development application. The scale and nature of recycling should warrant a substantial environmental benefit. Minimal or incidental use of recycled material will not be considered.
Heritage	Protection and conservation of a place listed on the City of Canning Heritage List.	50	Protection is to be in accordance with the recommendations in the associated “place record form” in the City of Canning Municipal Heritage Inventory. The applicant may be required to use the services of a qualified heritage professional.

4 Assessment

The local government may consider alternative criteria to those detailed in Tables 2 and 3, should the local government be satisfied that the proposal meets the intent of this policy.

5 Consultation

The local government may undertake consultation with any landowners potentially affected by the variations enabled under this policy prior to making a decision on the development, in accordance with the requirements of local planning policy for public consultation of planning proposals.

6 Policy Review

This policy is to be reviewed on an annual basis to ensure it reflects the latest innovation in technology, sustainability initiatives and feedback from the development industry.

Governance References

Statutory Compliance	<ul style="list-style-type: none">• Planning and Development Act 2005• Planning and Development (Local Planning Schemes) Regulations 2015
Process Links	Incentive-based assessment checklist

Policy Administration

Program		Officer title	Date last approved
Canning Sustainable Development		Director Canning Sustainable Development	15 October 2019
Version	Decision Reference	Synopsis	Delegation No.
1	SD-014-19	Final adoption	