



POLICY

TITLE:	BENTLEY AND WILSON PRECINCTS	CODE:	SRS224
PURPOSE or OBJECTIVE:	To inform decision-making for land use planning and development within the Bentley and Wilson Precincts in accordance with the community's vision in the City's Strategic Community Plan.		
REFERENCE DOCUMENTS:	City of Canning Town Planning Scheme No.40		

POLICY STATEMENT

The City recognises the difference and sensitivity between the development and land use requirements of the Education and Technology Accommodation Sub-Precinct, and those of the predominantly single residential character of the balance of the Bentley and Wilson Precincts. This policy seeks to facilitate a consistent approach to decisions on applications for development within the following precincts and sub-precincts:

- (a) Education and Technology Accommodation Sub-Precinct (portion of Bentley Precinct;**
- (b) Bentley Regeneration Sub-Precinct (portion of Bentley Precinct; and**
- (c) Balance of the Bentley Precinct and Wilson Precinct.**

1. Scope

This Policy applies to applications for planning approval, other planning decisions, parking and other land use related matters within the Bentley and Wilson Precincts.

2. Definitions

Balance of Bentley Precinct means the area coloured green on Map 1.

bedroom means a habitable room:
 (i) designed or used as a bedroom; or
 (ii) containing one or more beds or built in robes; or
 (iii) having direct access to an ensuite, bathroom and not furnished and used as a kitchen, dining room, lounge room or games room.

bedspace means that area in a bedroom, not including walk in robes, considered appropriate to accommodate one bed, in accordance with the following table:

Bedroom <11m ²	Bedroom >11m ²	Bedroom >16m ²	Bedroom >21m ²
1 bedspace	2 bedspaces	3 bedspaces	4 bedspaces

Bentley Regeneration Sub-Precinct means the area coloured brown on Map 1.

Council means the elected members of the City meeting at an ordinary or special council meeting, or a committee meeting.

Education and Technology Accommodation Sub-Precinct means the area coloured blue on Map 1.

incidental in the context of the definition of 'Residential Building' for the purpose of this Policy, refers to a building designed for residential accommodation which is related and adjacent to but subordinate or subsidiary to the principal building.

permanently in the definition of 'Residential Building', for the purpose of this Policy, means lasting for a period of more than 6 months.

single family

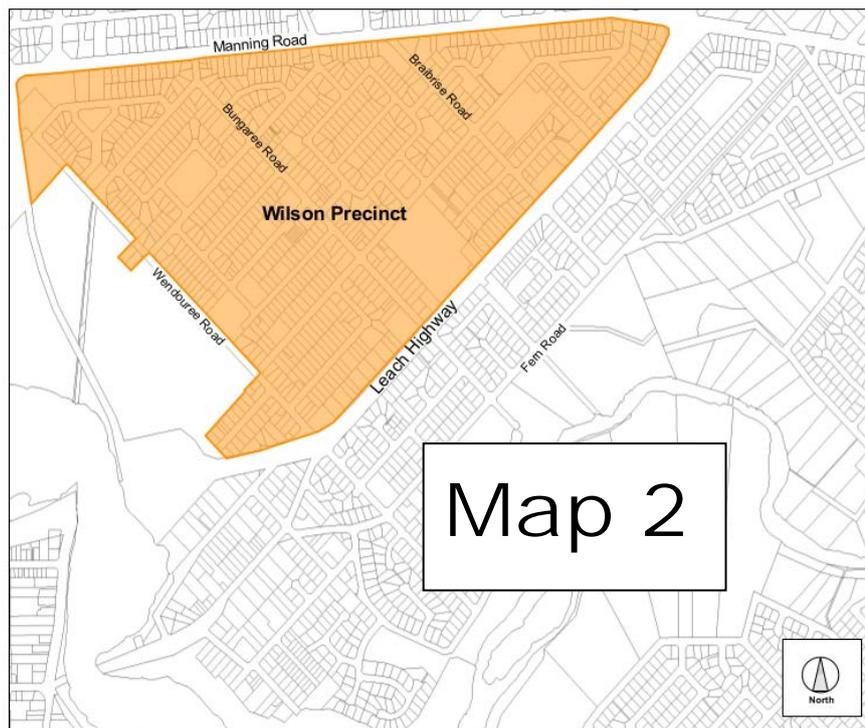
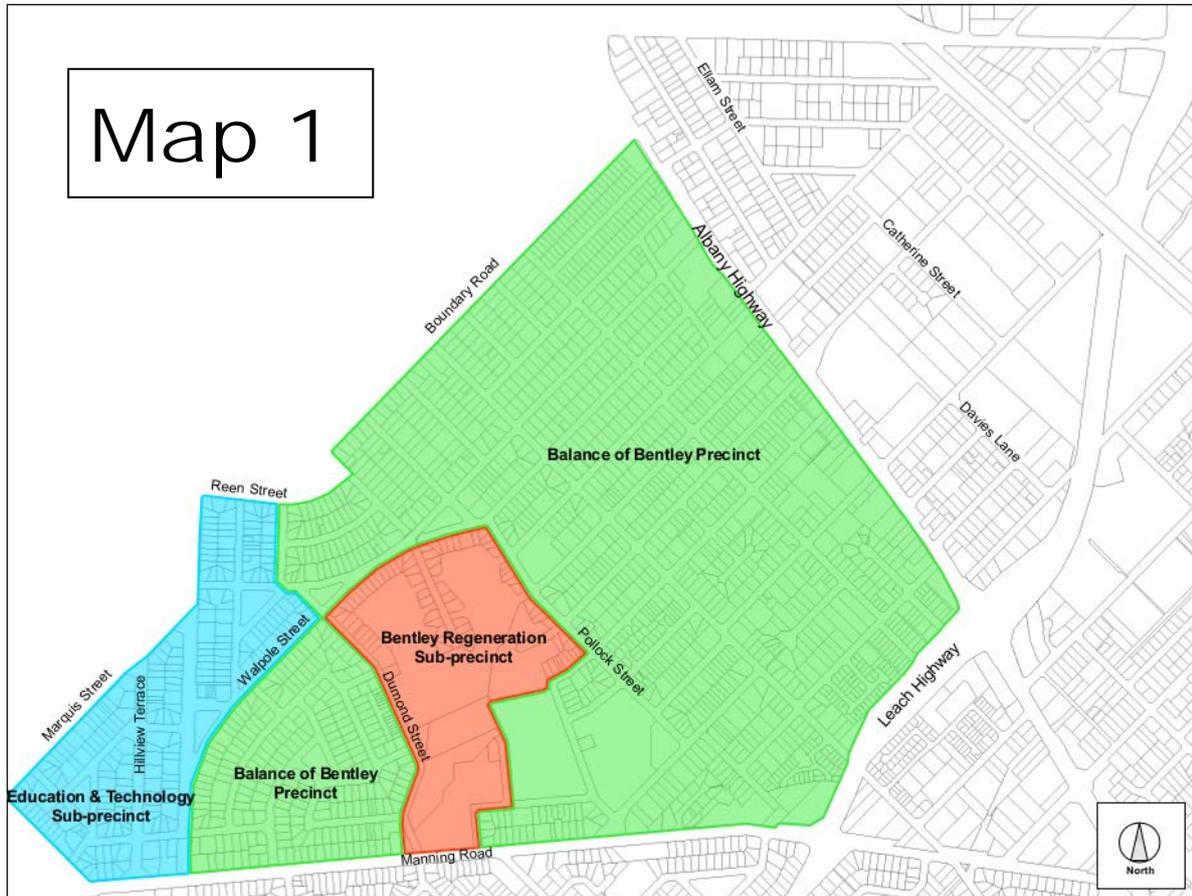
for the purpose of this Policy, in the definition of ' Dwelling ' and ' Residential Building ' (in the R Codes) refers to a group of persons which includes one or more persons identifiable as the householder or householders and persons closely related to them ;

temporarily

in the definition of ' Residential Building ', for the purpose of this Policy, means continuing for a period of less than 6 months .

Wilson Precinct

means the coloured area on Map 2 .



3. Objectives

The objectives of the Policy are:

- (1) To provide a choice of accommodation within the Precinct areas that meets the needs of existing and future generations of residents.
- (2) To facilitate urban renewal and consolidation of higher density residential development in the Education and Technology Accommodation Sub-Precinct in support of the Curtin University of Technology and Canning College located adjacent to the Sub-Precinct.
- (3) To preserve the predominantly single house neighbourhood amenity of the balance of the Bentley Precinct and the Wilson Precinct in accordance with their established character and identity.
- (4) To increase the viability of local businesses, community services and infrastructure, such as public transport and educational establishments.
- (5) To encourage the consolidated redevelopment of the Hillview Local Centre (located within the Education and Technology Sub-Precinct) as a vital community hub, to provide for convenience goods and services of a growing population and changing demographic profile.

4. Planning Context

- (1) Notwithstanding that this Policy is intended to guide decision-making in regard to land use related matters generally, the Policy is primarily intended to elaborate and expand the provisions of the City of Canning Town Planning Scheme No. 40 - City Zoning Scheme (**TPS 40**), and wherever possible should be interpreted and applied in that way.
- (2) To the extent that there is any conflict between the provisions of the Policy and the provisions of TPS 40, the provisions of TPS 40 prevail.
- (3) As to the meaning of words and expressions used in this Policy:
 - (a) Words and expressions used in this Policy and defined in Appendix 1 of TPS 40 have the meanings assigned to them in Appendix 1;
 - (b) Words and expressions defined in this Policy but not defined in Appendix 1 of TPS 40 have the meanings assigned to them in this Policy;
 - (c) Words and expressions used in this Policy but not defined in TPS 40 or in this Policy have the meanings assigned to them in the Residential Design Codes, unless the context otherwise requires, or unless it is otherwise provided herein.

5. Special Standards Applicable to the Education and Technology Accommodation Sub-Precinct

Within the Education and Technology Accommodation Sub-Precinct, special standards for parking of vehicles will apply as provided below:

- (1) Otherwise than in the circumstances referred to in the preceding clause, the following parking standard will apply to a "Residential Building" use, in the Education and Technology Accommodation Sub-Precinct:

0.5 of a parking bay is to be provided on-site for each bedroom or, where a bedroom exceeds 11m², for each bedspace within the building. While tandem parking may be approved, no more than 2 parking spaces in tandem will be considered for any single house or Residential Building.
- (2) Where an ancillary dwelling is proposed in association with a single dwelling the additional bed space/s contained within an ancillary dwelling shall not be added to the total number of bedspaces, however additional parking should be provided for the unit in accordance with the Residential Design Codes.
- (3) If a single house, grouped dwelling or multiple dwelling is subject to a single family occupying the dwelling on a permanent basis, up to two boarders may be accommodated within the dwelling without complying with the special parking standards in clause 5(1). Where more than two boarders are accommodated in a dwelling occupied by a single family, the parking provided on-site shall be 2 parking bays plus 0.5 of a parking bay for each person not a member of the single family boarded or otherwise accommodated in the dwelling.

6. General Provisions for Balance of Bentley Precinct and for Wilson Precinct

- (1) In the balance of the Bentley Precinct and in the Wilson Precinct, a Residential Building use is not considered an appropriate land use. In assisting the City in determining whether a proposal can be classified as a single, grouped or multiple dwelling, rather than a Residential Building use the plans shall contain:
 - (a) No more than 4 proposed/potential bedrooms in total, or if more than 4 proposed/potential bedrooms shall not exceed 6 bedspaces using the calculations identified in this Policy;
 - (b) No more than 2 bathrooms and a third W/C;
 - (c) A greater floor area for non-bedroom living spaces than the total of the floor area of the bedrooms;
 - (d) Outdoor living areas that are positioned so as not to create opportunities for conversion to car parking spaces; and
 - (e) Provision for soft landscaping in comparison to hard/paved surfaces to determine whether a proposed building will have landscaped surrounds and a level of maintenance usually associated

with a dwelling for permanent occupation.

- (2) Where the City is satisfied that the application is a grouped or multiple dwelling using the criteria within the preceding clause a condition will be placed on the Development Approval restricting occupancy to no more than 6 unrelated persons who do not comprise a single family. Where the City is of the view that there is a risk that a proposed building may be used or occupied as a Residential Building rather than as a dwelling (ie. Grouped Dwelling, Multiple Dwelling etc) as stated by an applicant or owner of the property, the Council may impose a condition requiring a notification under Section 70A of the Transfer of Land Act limiting the occupation of the dwelling.
- (3) The additional bedspace/s contained within an ancillary dwelling shall not be added to the total number of bedspaces associated with the single dwelling, however additional parking should be provided for the unit in accordance with the Residential Design Codes.
- (4) Rooms such as a study, activity or home theatre or the like that contain walk in robes and/or are directly accessible to an ensuite or paired with another bedroom that shares ensuite facilities is deemed to be a bedroom.
- (5) Where it is proposed that up to two boarders will be accommodated within a dwelling in addition to a single family, and the occupancy of the dwelling exceeds six (6) persons additional waste storage and car parking at a rate of 0.5 parking bays for each person not a member of the single family boarded or otherwise accommodated on site is to be provided on site.

7. Residential Buildings

A residential building use may be approved for development or use in the Education and Technology Accommodation Sub-Precinct provided that there is provision for parking on-site of 0.5 parking bays per bedroom, but in the case of a bedroom exceeding 11m² in area, an additional 0.5 parking bays is required for each bedspace.

8. Tandem Parking

No more than 1 tandem parking arrangement is to be provided in respect of any single house, grouped dwelling, multiple dwelling or residential building in the Education and Technology Accommodation Sub-Precinct. No more than 2 bays are to be included in any tandem parking arrangement.

9. Land Use and Development

(1) Education and Technology Accommodation Sub Precinct

(a) Role and Function

The purpose of this Sub Precinct is to enable the establishment of a medium density residential area with a diversity of housing types and accommodation options, local employment opportunities and lifestyle choices for residents and visitors in a self-contained neighbourhood. To facilitate the revitalisation of the Sub Precinct in a manner that is compact and functional in urban design, and which is walkable, attractive and comfortable for pedestrian movement.

Residential development is to promote opportunities for working from home and convenient (walkable) access to community and commercial services and facilities.

The planning intent for land in this Sub Precinct is to:

- (i) Facilitate the establishment of a medium density residential area that meets the needs for a variety of household types, with emphasis on providing student and aged person's accommodation.
- (ii) Support the establishment of transit oriented development within a walkable catchment area of public transport stops, which reinforces the viability of local businesses, community facilities, and transport services.
- (iii) Enable a range of appropriate home based business activities of appropriate scale and intensity to maintain an appropriate level of residential amenity.

(b) Land Use

The predominant use is residential dwellings, with opportunities for working from home and convenient (walkable) access to community and commercial services and facilities. Opportunities for home based business activities are encouraged in suitable locations, with particular emphasis on "information technology" and professional services.

Applications for change of use in the Hillview Local Centre should be encouraged for commercial and community services that support the needs of local residents in accordance with its function within the City's hierarchy of commercial centres.

(c) Residential Density

This Sub Precinct is to be a medium density residential area (R17.5/R40), however there may be additional opportunities for higher density in accordance with the findings of the City's Local Housing Strategy. Types of dwellings may include terraces, row houses and multiple dwellings of a scale that complements local built form and streetscapes. Achievement of a minimum of R40 residential density is desired to:

- (i) Enhance the viability and efficiency of infrastructure provision and community facilities that service the local and regional population; and
- (ii) Maximise the economic use of land within proximity of the Technology Precinct.

The desired residential density is also to provide opportunities for housing diversity and choice that responds to the changing needs and demographic profile of local residents.

Housing in this Sub Precinct is to generally accommodate:

- (iii) Aged and dependant persons, enabling long term residents to remain in place;
- (iv) Professional workers employed/active in the locality of the Technology Precinct;
- (v) Students living independently off campus with the opportunity to reside close to educational establishments (Curtin University of Technology and Canning College); and
- (vi) Single persons and couples with and without dependents with convenient (walkable) access to community and commercial services and facilities.

(d) Built Form and Urban Design

Depending on the location in the Sub-Precinct, places may include a combination of housing and some tertiary sector and professional home based business activities.

Development should contribute to an attractive built environment that promotes a positive local identity and unique sense of place. In this regard, development should take into account the following criteria:

- (i) Buildings and entries to be readily apparent from the street;
- (ii) Building height at the street frontage to maintain a compatible scale with adjacent development where appropriate;
- (iii) Building appearance to enhance the quality of an area and to appropriately address aspects such as mass and proportion, roof form and pitch, materials and patterns and colours;
- (iv) Consideration to be given to the screening of open car parking areas from public streets;
- (v) Front fences and walls, where used, to improve the amenity of an area and to allow some outlook between the building and the street to achieve safety and surveillance and contribute positively to the streetscape;
- (vi) All facilities such as rubbish bin areas, mail boxes and external storage facilities to be sited and designed for an attractive appearance and function, and to compliment the architecture of the building and the surroundings.
- (vii) Garbage collection areas to be designed for efficient and convenient use and collection, and to allow for the collection of recyclable materials, and to be screened where required to enhance the streetscape.
- (viii) When giving planning approval for any residential use in this Sub-Precinct, appropriate conditions will be applied by the City to assist in the objective of avoiding the accumulation of rubbish or refuse in the front setback area or on the verge adjacent to any site, require landscaping areas forward of the dwelling to be maintained to a high standard and ensure that the parking requirements for the development are met entirely onsite without any reliance on on-street parking. The City will require the provision of more than one general waste rubbish bin per dwelling/unit where more than six bedspaces are identified in its design.

Notwithstanding any provision of the R Codes to the contrary, the City is to ensure that any vehicle owned or used by a resident within the Sub-Precinct is parked or left standing only within the boundaries of the lot on which the person resides. Parking shall only be permitted in an area paved and approved for vehicle parking, or otherwise with the specific approval of the City. On-street parking is to be controlled wherever possible by appropriate signage and policing by the City's relevant employees.

Applications for redevelopment of buildings and spaces in the Hillview Local Centre should be encouraged to incorporate design features that support social activity and provide a central hub for positive community interaction and civic participation.

- (e) Determination of Applications for Planning Approval
 - (i) Layout and design of all new developments are to incorporate crime prevention through environmental design (CPTED) principles that enhance community safety and security.
 - (ii) New developments and adaptive reuse of existing developments are encouraged to incorporate principles and features that maximise energy efficiency and minimise the use of non-renewable energy resources.
 - (iii) Application for planning approval for residential development must include a Landscape Plan, which demonstrates incorporation of water sensitive urban design principles and a condition will be placed on any approval requiring the ongoing maintenance of landscaped areas.
- (f) Referral of Applications for Subdivision

Encourage the achievement of an R40 residential density on lots as the minimum density for single, grouped and multiple dwelling developments.

(2) Bentley Regeneration Precinct

- (a) Role and Function

The purpose of this Sub-Precinct is to provide for a mix of housing diversity as part of a comprehensive urban regeneration project by the Department of Housing and the City.
- (b) Land Use

To be determined via detailed structure planning for the site. Opportunities for a component of the site to be developed for student accommodation should be considered.
- (c) Residential Density

To be determined via detailed structure planning for the site.

(3) Balance of Bentley Precinct, and the Wilson Precinct

- (a) Role and Function

The balance of the Bentley Precinct and the Wilson Precinct are intended to provide for predominantly low rise detached dwellings that conserve and enhance the established single house residential character of the area through maintenance of privacy and amenity, with limited opportunities for residential based employment and leisure pursuits.

The planning intent for land in these Precincts is to:

 - (i) Retain the established medium density residential area that meets the needs of predominantly couple and family households.
 - (ii) Allow for limited range of home based business activities where the scale and intensity of activity maintains a high level of residential amenity desired in this local area.
- (b) Land Use

The predominant use is intended to be single houses and grouped dwellings, with opportunities for home based occupations. "Residential Buildings" are not considered appropriate in these Precincts.
- (c) Residential Density

These Precincts are intended to be a lower medium density residential area (R17.5/R30), comprising detached and semi-detached single houses with some opportunities for grouped dwellings in certain locations. Efforts should be made to ensure that the single residential character of the area is not compromised, so that in any street and any part of a street a single house remains the predominant use and form of development. Depending on the outcomes of the City's Local Housing Strategy some opportunities for increased density along transport corridors will be considered.

Housing in these Precincts is generally intended for the accommodation of:

 - (i) Established households, with and without dependent children; and
 - (ii) Newly established households, with young dependent children.
- (d) Built Form and Urban Design

The scale and density of development, and in particular the design and appearance of any dwelling, grouped dwelling, multiple dwelling, and where permitted, any building, is intended to assimilate with the established scale of existing single houses, and should enhance local character and amenity.

(e) Determination of Applications for Planning Approval

The layout and design of all new developments are to:

- (i) Comply with the Residential Design Codes, to a maximum residential density of R30; and
- (ii) Satisfy the Residential Design Guidelines as required by the Town Planning Scheme.

(f) Referral of Applications for Subdivision

Plans of subdivision are to comply with the Residential Design Codes, to a maximum density of R30.

GOVERNANCE REFERENCES

Statutory Compliance	City of Canning Town Planning Scheme No.40 – Clause 2.7.12
Process Links	N/A

POLICY ADMINISTRATION

Directorate		Officer Title	Authority to Approve
Development and Regulation		Director Development and Regulation	Council
Version	Decision Reference	Synopsis	Delegation No
1	April 2015	Policy reformatted to new template	
1	22 June 2015	Approved (Administratively)	