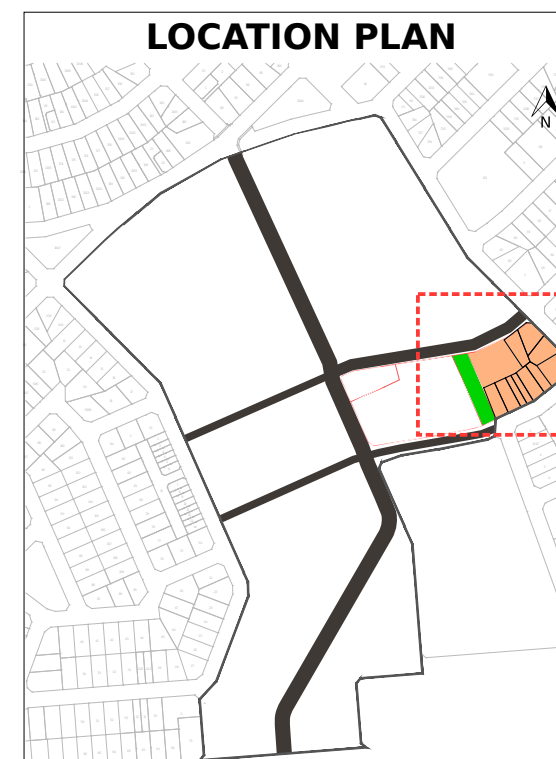


# BENTLEY HUB EDGE LOCAL DEVELOPMENT PLAN

Requirement	Edge 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	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	
Ground Floor	Student Accommodation / Multiple Dwelling / Home Occupation
Level 1 and above	Multiple Dwelling
Density	R60.
Plot Ratio	Minimum: 0.6 : 1 Maximum: 0.9 : 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: 3m (1 storey) Maximum: 10m (3 storeys)
Ground Floor Ceiling Height	Minimum: 2.7m Floor to Ceiling
Ground Floor Finished Level	The finished ground floor level of a development is to be a minimum of 0.5m and maximum of 1.0m above the footpath level at the entrance of a dwelling.
Setbacks	<b>Ashburton Street</b> Minimum: Nil Maximum: 3m
	<b>Queens Street / Pollock Street</b> Minimum: 2.0m Maximum: 4.0m
Side & Rear Setbacks (between lots)	<b>Public Open Space</b> Minimum: 2.4m Maximum: -
	As per the Residential Design Codes.
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 on every floor overlooking public streets, public open space and public squares.
Façade and Materials	Facades are to have a high level of articulation and varied material palette to all street frontages.
Signage	Maximum 0.2m <sup>2</sup> of signage for a home occupation.
Intrusions and Projections	Cantilevered awnings may intrude into the public realm. Location: Ashburton Street 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 lesser.
Balconies	Minimum area: 10m <sup>2</sup> 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.
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
	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 and rationalise crossovers where possible. 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.
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 linear park is identified as Public Open Space "F" in the Bentley Regeneration Local Structure Plan. A minimum of six trees located on 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, lighting and pedestrian and cycling infrastructure is detailed in the Bentley Regeneration Design Guidelines.



## LEGEND

- CURRENT CADASTRE (2015)
- EDGE PRECINCT
- SHARED SPACE
- PUBLIC OPEN SPACE - LINEAR PARK "F" (NO VEHICLE ACCESS)
- TREE TO BE RETAINED UNLESS APPROVED BY THE CITY OF CANNING
- 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

