

FACT SHEET 2

DRAFT BENTLEY REDEVELOPMENT DESIGN GUIDELINES

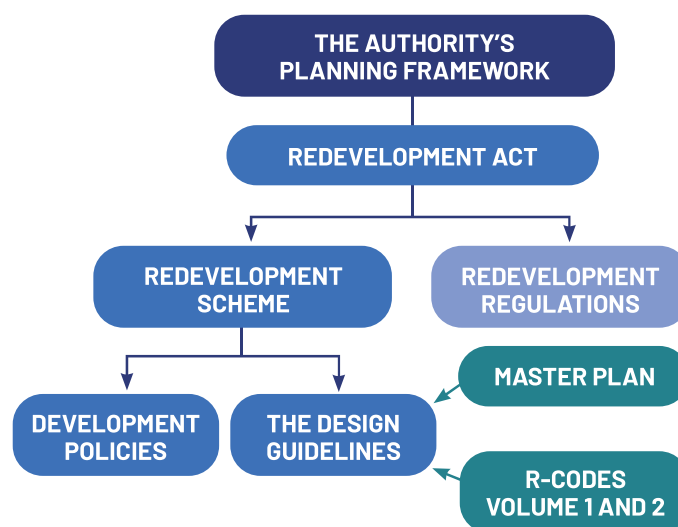
The Bentley Redevelopment Area is located 8 km south-east of the Perth Central Business District, within the City of Canning. The site is close to the key road infrastructure of Manning Road, Leach Highway, Albany Highway and Kwinana Freeway, all providing convenient access to key metropolitan destinations. It includes community facilities such as Bentley Community Centre and the Manning Road Farmers Market. The Canning River is approximately 1.5km south of the site.

What are Draft Design Guidelines and how are they used?

The **Draft Bentley Design Guidelines** describe how the streets, open spaces, built form and landscape elements will work together to bring to life the vision and objectives outlined in the Master Plan. They establish the design form, quality and character of new buildings and the physical relationship between these elements and the public realm. They also outline how access and parking will function.

The Design Guidelines provides an R-Code map which outlines the R-Code for the various lots. Each of these R-Codes have different design standards. These standards are set out in the Design Guidelines where it varies the standard detailed under the State Planning Policy 'the Residential Design Codes.'

The Design Guidelines, together with the Residential Design Codes, will work to deliver the Master Plan vision. How the different planning documents work together are shown in the Figure to the right.



The Bentley Design Guidelines include:

Part 1 which details the introduction and vision for the Bentley Redevelopment Area.

Part 2 which sets out Development Provisions for the precincts and the R-Codes for each area (An R-code dictates the acceptable density for residential lots. The higher the number the more dwellings per hectare are allowed compared to lower numbers).

Part 3 provides a summary of the 'Public Realm' which includes details of the public open spaces and streetscapes to be included in the Bentley Redevelopment Area.

The Bentley Redevelopment Area is divided into the four precincts:

1. Transition Precinct – The Transition Precinct defines the northern edge of the Bentley Redevelopment Area, providing a respectful and carefully scaled interface with the surrounding established and low-density neighbourhoods. This precinct introduces a mix of contemporary housing that complements the existing character while offering greater diversity of dwelling types to meet evolving household structures and affordability needs.

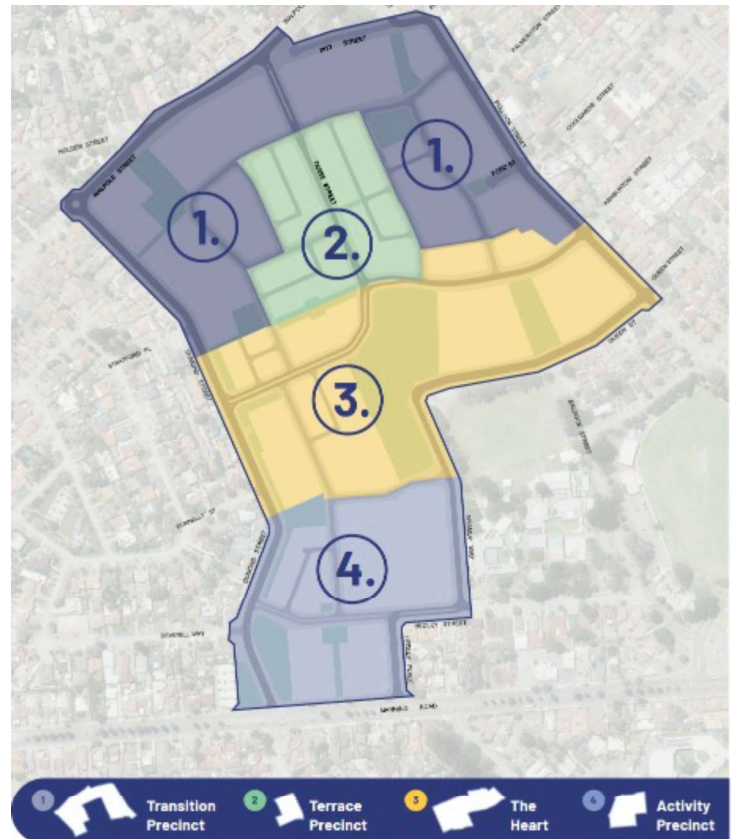
2. Terrace Precinct – The Terrace Precinct is envisioned as a dynamic, medium-density neighbourhood that offers a flexible and diverse mix of compact housing options. Located between the Transition Precinct and the Green Heart Precinct, it plays a critical role as an intermediary zone, allowing for increased development intensity while preserving high standards of residential amenity.

3. The Green Heart Precinct – The Green Heart Precinct forms the vibrant core of the Bentley Redevelopment Area, centred around a significant central parkland that serves as a focal point for community gathering, recreation, and connection. This expansive green space is designed to retain and celebrate existing significant trees, providing a natural and welcoming setting that supports social life and environmental sustainability.

4. Activity Precinct – The Activity Precinct forms the southern gateway to the Bentley Redevelopment Area and is defined by its vibrant mix of uses, activated streetscapes, and strong local identity. It transitions from higher-intensity mixed-use development at the southern edge to residential areas in the west, creating a respectful interface with surrounding low-density housing. For the Activity Precinct the community site should be designed ensuring consistency and alignment with previously endorsed planning outcomes following the determination of the Scheme.

The **Development Provisions are split into three elements:**

- **Character Statement** – Each of the four precincts have a Character Statement that reflects its existing identity, aligns with the Redevelopment Area Vision, and sets out built form outcomes to guide redevelopment. This is a mandatory element which the Authority will consider when assessing applications.



- **Design Requirements**– The Design Requirements outline the intended outcome for each development provision and are mandatory. The Authority will consider their achievement when assessing development applications.
- **Acceptable Outcomes** – The Acceptable Outcomes establish specific measures and outcomes, which assist in ensuring the specific Design Requirements are met. These measures are just one way to achieve the Design Requirements and are provided to give a prospective developer an easy list of items to address to achieve the Design Requirement. However, if the design is more bespoke it may mean that alternative solutions are implemented to achieve the Design Requirement. In these cases, the Authority will assess the alternative solutions against the Design Requirements and the relevant Character Statement.



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