

FACT SHEET 2

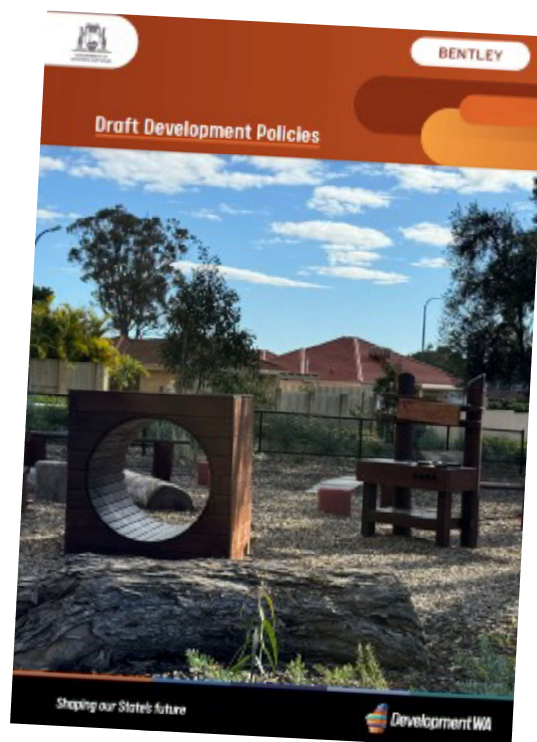
DRAFT BENTLEY DEVELOPMENT POLICIES

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 the Draft Development Policies and how are they used?

The **Bentley Draft Development Policies** is a suite of documents that outlines requirements for delivering sustainable, high-quality buildings and places in the **Bentley Redevelopment Area**.

The Development Policies work together with the Master Plan, Scheme, Design Guidelines and the Residential Design Codes (Volume 1 and 2).



The Bentley Draft Development Policies covers nine policy areas:

1. **Green Building** – details requirements for the delivery of sustainable buildings that contribute towards a reduction in emissions, potable water, waste and operational costs, and provides performance standards for the assessment of development applications for new buildings
2. **Sound and Vibration Attenuation** – details requirements for the design, construction and management of development to facilitate a sustainable co-existence of noise sensitive and noise emitting developments. The policy also provides development standards for attenuating vibration, particularly where development is in close proximity to railway or freight corridors.
3. **Public Art** – requirements for public art contributions as part of a development proposal and provides performance standards to guide the assessment of development applications that include public art.
4. **Additional Structures** – clarifies when proposals for additional structures require development approval and provides performance standards to guide the assessment of development applications when development approval is required.
5. **Signage** – clarifies when proposals for signage require development approval and provides performance standards to guide the assessment of development applications when approval is required.
6. **Home Based Business** – clarifies when development approval for a home based business is required and provides performance standards to guide the assessment of development applications when approval is required.
7. **Hosting Public Events** – clarifies when a public event requires development approval and provides performance standards to guide the assessment of development applications when approval is required.
8. **Adaptable Housing** – details requirements for the delivery of adaptable housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component.
9. **Application to Amend a Development Approval** – clarifies when and why an application is required to amend a development approval and outlines the information required and process involved in determination of such applications.

For Australia to achieve its national net zero target by 2050, the built environment must decarbonise by transitioning to renewable energy, improving energy efficiency, and reducing embodied carbon emissions. Development within Bentley Redevelopment Area provides opportunities to deliver green buildings and initiatives that reduce emissions and resource use. DevelopmentWA is committed to sustainability with a focus on economic wellbeing, environmental integrity, social inclusion, and design excellence, and the Draft Bentley Development Policies will be integral to achieving this target.



Want to know more?

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CONTACT

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