

LAND REDEVELOPMENT COMMITTEE

Date: 1 December 2025
Item 2.1: Draft Bentley Design Guidelines and Development Policies –
Recommendation to Board for Adoption
Submitted by: Matt Ryan

Information

Project Area: Bentley
Owner: Western Australian Land Authority and Various
Proposal: Bentley Design Guidelines and Bentley Development Policies

Purpose

For the Bentley Land Redevelopment Committee to consider public and stakeholder consultation outcomes and provide a recommendation to the Board regarding adoption of the Bentley Design Guidelines and Development Policies.

Location Plan



Recommendation

That the Bentley Land Redevelopment Committee resolves to recommend to the Metropolitan Redevelopment Authority Board that it approve the adoption of the Bentley Design Guidelines and Development Policies in accordance with Clause 3.4 of the Bentley Redevelopment Scheme.

Background

The draft Bentley Redevelopment Area Design Guidelines and draft Bentley Redevelopment Area Development Policies have been prepared to provide detailed guidance for future built form and land use outcomes for the Bentley Redevelopment Area consistent with the intent of the recently approved Master Plan and vision of the Bentley Redevelopment Scheme. The draft Design Guidelines and Development Policies, pending adoption, will complete the planning framework for the Project Area. Stage 1 subdivision works are now complete with titles to be issued early 2026.

Refer to Appendix 1 – Regulatory Assessment

Previous Bentley Land Redevelopment Committee Consideration

At its meeting on 8 September 2025, the LRC supported consultation of the draft Design Guidelines and Development Policies and requested the following modifications be made:

- improve clarity of imagery, diagrams, and cross sections;
- add a 'composite' development control diagram for the overall Redevelopment Area;
- make the Design Guidelines more user-friendly and clarify the single dwelling application process;
- check precinct boundaries and Character Statements match built form intent;
- add diagrams showing links to nearby land uses and amenities;
- test the Design Guideline and policy feasibility;
- include more actual or perspective images of the Bentley project; and
- review overall legibility and consistency of the document.

The LRC recommendations have been incorporated into the final Design Guidelines and Development Policies, this includes the incorporation of a more user-friendly application process table, composite development control diagram at Appendix 2 of the Design Guidelines, an updated site context diagram, reviewed precinct diagrams, imagery updated where appropriate, and a general review undertaken to improve document legibility and consistency. All changes are highlighted in red within the revised documents and detailed in *Appendix 2 – Schedule of Modifications*, with key changes also outlined below:

Simplify guidelines and clearly outline the single-dwelling application process

The application process table in the Design Guidelines has been reviewed and updated to improve clarity and usability, with a separate section for single dwellings. During the adoption notification phase, information will be provided on DevelopmentWA's website with clear instructions for residents on how to lodge a development application and the application process. As part of a new online portal for DevelopmentWA's development application lodgement which is set to go live in early 2026, an instructional video will be produced in collaboration with the Communications and Engagement teams. This video will offer step-by-step guidance for applicants, particularly first-time users, on how to submit a development application.

Clarification of 'Green Heart' and 'Transition' Precinct Boundaries

The Character Statements for the 'Green Heart' and 'Transition' Precincts articulate the intended built form and neighbourhood outcomes envisaged by the Design Guidelines. The interface between these two precincts was reviewed to ensure the boundaries and built form were appropriately aligned with the respective Character Statements.

An area of R40 zoning (1-2 storey development) adjacent at the corner of Pollock Street and Queen Street has been increased to R60 (allowing up to 3 storeys) to better align with built form outcomes intended for the 'Green Heart' precinct, while remaining respectful to established single dwellings. This change mirrors the existing R60 zoning on the eastern side of the precinct and provides a more appropriate interface with the adjacent R80/100 area, achieving a more balanced transition.

The road layout adjacent to POS 6 at the Green Heart / Transition precinct boundary has been reviewed and confirmed as functional, supporting the effective development of that section in accordance with the R60 coding. The road layout diagrams in the Design Guidelines are based on the Master Plan design and may be adjusted at the detailed subdivision design stage where the overarching objectives are met.

Feasibility Considerations

A detailed review of Development Policy 1 – Green Building has been undertaken, with the feasibility implications considered in the context of current market conditions, which remain challenging for multi-unit development. In response to advice received from a qualified consultant, amendments have been made to reduce prescriptive requirements and support a more objective-based approach for grouped dwellings. Updates to the policy have been marked in red.

No changes are proposed to the policy requirements for mixed-use and apartment sites, which are required to achieve a 4 Star Green Star rating, as the Green Building Council of Australia's requirements for these developments are well established, widely understood and consistent with current versions of DP1 in other DevelopmentWA redevelopment areas. This approach ensures alignment with best practice standards and reinforces DevelopmentWA's commitment to sustainable development leadership.

The proposed changes strike a balanced approach, maintaining alignment with sustainability objectives while ensuring practical feasibility and options for industry stakeholders in the current economic climate.

Refer to Appendix 3 – Design Guidelines and Appendix 4 – Development Policies

Current Situation

In accordance with Clause 3.3 of the Bentley Redevelopment Scheme, the draft Design Guidelines and Development Policies were referred to relevant stakeholders and publicly advertised for 42 days from 3 October to 14 November 2025. No public submissions were received.

Stakeholder submissions were received from the City of Canning (the City), Department of Planning, Lands and Heritage, Department of Water and Environmental Regulation, Department of Education, Department of Housing and Works, Department of Transport and Major Infrastructure, Public Transport Authority, Main Roads Western Australia, Water Corporation, Western Power and ATCO Gas Australia.

A copy of all stakeholder comments received, along with detailed consideration, is provided in *Appendix 5 – Summary of Stakeholder Comments and Consideration* of this report including outlining amendments that have been made to address comments.

The comments from stakeholders were mainly advisory in nature, with no objections received. Where applicable updates have been made to the documentation to address requirements for reduction in the provision of car parking where alternative transport initiatives are proposed, ensuring weather protection to visitor bicycle bays, clarifying the definition of ESD as Environmental Sustainable Design and inclusion of an outcome ensuring that subdivision and development consider and protect existing services. Matters pertaining to the Design Guidelines and Development Policies that required further consideration are outlined below.

Discretionary Clause

The City has requested wording to prevent underutilisation of high-density sites by prohibiting low-yield proposals that do not achieve the intended residential yield for the zone and to prohibit commercial only developments on land zoned for mixed use.

The Design Guidelines are performance based and provide flexibility to enable site-responsive development consistent with the Vision, Character Statements and Design Requirements. The Discretionary Clause allows alternative outcomes to be considered where good design, consistent with SPP 7.0, is demonstrated and achieve the intent of the Design Guidelines. This approach encourages innovative and context sensitive solutions that respond to site opportunities and constraints.

Flexibility is essential to support market-responsive delivery and a diverse urban environment. Prohibiting commercial only proposals would limit activation opportunities for strategic sites and reduce adaptability to changing economic conditions. The Bentley Redevelopment Scheme does not prohibit commercial land uses, ensuring opportunities for employment and services within the Redevelopment Area.

Building Height Controls

The City has requested that the Design Guidelines apply minimum and maximum height provisions where a storey or height requirement is specified.

Minimum building heights have been applied along Taree Street and adjacent to areas of Public Open Space through the Development Control Diagrams. This approach promotes a consistent and cohesive urban form, reinforces the intended streetscape character, and supports active frontages in high-amenity locations.

More generally, the building heights that align with the Character Statements have been identified as 'acceptable development outcomes', however there is flexibility in the Design Guidelines to consider alternative built form outcomes that meet the precinct intent.

The Design Guidelines are intended to offer a flexible long-term planning framework that supports a staged delivery over 10-15 years, and enables responses suited to the market conditions at the time of development.

Local Development Plans

The City has requested the inclusion of a clause requiring the preparation of Local Development Plans (LDPs) for laneway lots and sites with particular constraints, such as mature trees proposed for retention or sloping topography.

The Design Guidelines provide comprehensive provisions to guide built form outcomes across all lots within the Redevelopment Area. They offer clear direction on key matters including setbacks, building orientation, public space interfaces and streetscape character, reducing the need for additional site-specific instruments. Streamlining the planning process by limiting LDPs improves efficiency, avoids duplication, and supports a consistent and transparent approach to development assessment.

The Design Guidelines do not preclude LDPs from being prepared for such sites. Clause 7.10 of the Bentley Redevelopment Scheme permits their use where unforeseen, site-specific circumstances require additional guidance beyond the provisions contained within the applicable planning framework.

Affordable and Diverse Housing Policy

The Department of Housing and Works (DHW) noted that while the Redevelopment Area Objectives promote social inclusion and diverse housing, this is not reflected in the proposed planning framework. DHW recommended that a project-specific development policy be prepared to establish standards for the delivery of a desired dwelling mix.

No affordable and diverse housing policy is proposed for Bentley given DevelopmentWA is the majority land owner and will ensure that targeted social housing provision is achieved through sales contracts, transfers to the DHW and possible direct delivery, consistent with the Master Plan. The proposed Bentley Development Policy 8 – Adaptable Housing will assist with promoting diverse housing, including that supports ageing in place and residents with higher accessibility needs.

Delegation

Under DevelopmentWA's Delegation Schedule, approval is required by the Board for the adoption of new Design Guidelines and Development Policies, on consideration of a recommendation from the LRC.

Conclusion

The Design Guidelines are proposed to establish a flexible yet comprehensive framework to deliver high-quality development outcomes within the Bentley Redevelopment Area. They are supported by Development Policies that advance broader objectives for sustainability, housing diversity, and economic vitality. Together, these documents complete the statutory planning framework by aligning with the Bentley Master Plan and Redevelopment Scheme and enabling the realisation of the area's vision and redevelopment objectives.

Adoption of these documents will provide clarity for landowners and developers, ensure consistency with broader planning policies, and facilitate well-designed infill development that complements the established urban fabric of Bentley. Stakeholder submissions have been fully considered, with amendments incorporated into the final documents where appropriate.

It is recommended the Bentley Land Redevelopment Committee recommend to Metropolitan Redevelopment Authority Board that it adopts the Design Guidelines and Development Policies.



Appendices

Appendix 1 - Regulatory Assessment

Appendix 2 - Schedule of Modifications

Appendix 3 – Draft Bentley Redevelopment Area Design Guidelines

Appendix 4 – Draft Bentley Redevelopment Area Development Policies

Appendix 5 - Summary of Stakeholder Comments and Consideration

REGULATORY ASSESSMENT

Redevelopment Area Objectives

The draft Design Guidelines and draft Development Policies proposal are considered to satisfy the Redevelopment Area Objectives as they:

<u><i>Sense of Place</i></u>	Design requirements have been developed to support high-quality outcomes in architecture, landscaping, and urban design. These measures also contribute to establishing a distinctive character that reflects and enhances the unique attributes of the local area and celebrate the existing characteristics of the locality.
<u><i>Economic Wellbeing</i></u>	The Design Guidelines together with Development Policy 6 - Home Based Business, allow for a range of housing types and employment opportunities, providing opportunities for future residents to live, work and play within close proximity of existing housing, community facilities and transport networks.
<u><i>Urban Efficiency</i></u>	The Design Guidelines aim to facilitate the efficient redevelopment of infill land providing for residential and non-residential development. This will contribute to a greater mass of population living and working in close proximity to the existing bus infrastructure. The Design Guidelines include subdivision guidance to promote lot designs that support urban efficiency outcomes.
<u><i>Social Inclusion</i></u>	The Design Guidelines support a diverse mix of residential, mixed-use, non-residential, and community developments, integrated with a variety of public open spaces. These provisions, underpinned by Development Policy 8 - Adaptable Housing, promote housing diversity while ensuring the delivery of high-quality, inclusive facilities that meet the needs of the broader community
<u><i>Connectivity</i></u>	A broad spectrum of residential, mixed-use, non-residential, and community-oriented developments are encouraged, and are thoughtfully integrated with public open spaces. The Design Guidelines and Development Policies aim to foster diverse housing options while ensuring the delivery of inclusive, high-quality facilities that serve the wider community.
<u><i>Environmental Integrity</i></u>	The Design Guidelines together with the Development Policy 1 - Green Building, the Residential Design Codes and State Planning Policy 7.0 - Design of the Built Environment, require sustainable development outcomes to be delivered as part of developments within the Project Area. The Design Guidelines also require sensitive design responses adjacent to ecologically significant sites.

Modifications to Bentley Design Guidelines and Development Policies

Below includes all changes made to the Bentley Design Guidelines and Development Policies following stakeholder and public consultation. All changes are highlighted in red within the revised documents refer to *Appendix 3 – Design Guidelines* and *Appendix 4 – Development Policies*.

Bentley Redevelopment Area Design Guidelines

No.	Page No.	Addressing Comment From	Modification
1.	10	LRC	Clause 1.5 requirements are separated into 'Single Dwelling and Small Scale' and 'Large Scale Development' to clarify submission details.
2.	10	City of Canning	Additional requirement for Large scale development applications to provide Crime Prevention Through Environmental Design (CPTED) Statement.
3.	10	DevelopmentWA	Single development application requirements amended to reference Green Building Checklist (Appendix 3).
4.	11	LRC	Application process and terminology in Table 1 have been simplified for easier user understanding.
5.	12	LRC	Preparation of a new context map to contextualise the development area within Bentley and proximity to existing education, open space, and retail facilities.
6.	16	Western Power / Service Providers	New Acceptable Outcomes to ensure the adequate subdivision and servicing of future lots, complementary to advice received from Service Providers.
7.	16	City of Canning	Acceptable Outcome modified to require CPTED best practice principles are integrated in the site and design development of lots.
8.	18	City of Canning	New Acceptable Outcome included to promote sustainable transport use and reduced car parking, subject to submission of a Sustainable Transport Plan (or equivalent).
9.	20	City of Canning	Acceptable Outcome updated to require visitor bicycle parking bays to be located undercover, secure and in well-lit areas.
10.	22	City of Canning / Department of Housing and Works	New Acceptable Outcome to ensure universal access is provided in accordance with Development Policy 8 - Adaptable Housing and excludes single dwellings.
11.	25	DevelopmentWA	Stage One road names added to the Development Control Diagram.
12.	29	DevelopmentWA	Modifications to the Terrace Precinct Development Control diagram, removing the dual carriageway road on Taree Street and Ashburton Street extension.

13.	34	LRC	The R40 lots at the corner of Pollock Street and Queen Street have been up coded to R60, with the Green Heart Precinct provisions and Development Control Diagram updated accordingly.
14.	34	LRC	Development Control Diagram updated to demonstrate the linkage and orientation of the R60 lots to POS 6.
15.	34, 39	LRC	Updates to Development Control Legend for the Green Heart and Activity Precincts, noting Local Development Plan are required for the development of Innovation Sites.
16.	38, 44	LRC	Acceptable Outcomes for Local Development Plans in the Green Heart and Activity Precinct updated.
17.	38, 44	DevelopmentWA	Design requirements for Local Development Plans in the Green Heart and Activity Precinct have been updated to support integrated architecture, landscape, and urban design for design-led outcomes.
18.	39	LRC	Development Control Diagram: Reference to Chung Wah Site removed.
19.	40	LRC	Review of Public Realm Setbacks Acceptable Outcome for greater legibility.
20.	46	LRC	POS map updated to include labels highlighting existing POS in surrounding suburbs.
21.	40	LRC	References to “Potential” and “sub-precinct” removed.
22.	28, 33, 38, 43	Department of Housing and Works	New Fencing acceptable outcomes included to specify the intended quality and materiality of fencing, to be reflective of the established suburban character. Non preferred fencing materials are also noted.
23.	44	DevelopmentWA	Reference to Chung Wah Site removed.
24.	48, 49	Department of Transport and Major Infrastructure	Cross sections updated to show a minimum 3 metre building setback onsite within the control tables.
25.	49	Department of Transport and Major Infrastructure	Cross sections location map introduced.
26.	Appendix 1	Department Planning, Lands and Heritage	Updated to reference relevant provisions of the R Codes.
27.	Appendix 2	DevelopmentWA	Modifications to Composite Development Control Diagram to address errors and inconsistency.
28.	Appendix 3	DevelopmentWA	Heading updated to ‘Single Dwelling Sustainability Checklist.’
29.	General	LRC	Additional perspectives and imagery of the current and envisioned Bentley Redevelopment have been incorporated within the Design Guidelines.

30.	General	DevelopmentWA	Minor text amendments to ensure consistency of language and ease of interpretation across the document.
31.	General	DevelopmentWA	Design Guideline imagery, diagrams and cross sections reviewed to ensure legibility and clear interpretation.
32.	General	LRC	A cross-reference of the Guidelines has been completed to confirm that the Review Application Process lodgement information aligns with the application process document checklist and uses consistent terminology throughout.

Bentley Redevelopment Area Development Policies

Development Policy 1: Green Buildings

No.	Page No.	Addressing Comment From	Modification
1.	10	DevelopmentWA	Design Response amended to consider alternative ESD responses where they are demonstrated to align with the sustainability theme objective.
2.	12 - 25	DevelopmentWA	Table heading revised to 'Minimum Expectations.'
3.	18	DevelopmentWA	Criteria 7.1 removed as a 'Minimum Expectations.'
4.	25	DevelopmentWA	Criteria 14.3 removed as a 'Minimum Expectations.'
5.	General	DevelopmentWA	Minor text amendments to ensure consistency of language and ease of interpretation across the document.



BENTLEY REDEVELOPMENT AREA DESIGN GUIDELINES

December 2025

ACKNOWLEDGEMENT OF COUNTRY

DevelopmentWA acknowledges the Traditional Custodians throughout Western Australia and Bentley and their continuing connection to land, water and culture. We pay our respects to all members of Aboriginal communities and cultures throughout the State, to the communities we work with, and to their Elders past and present.





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Part 1

Introduction and Vision



1.1 THE PURPOSE OF THE DOCUMENT

The Bentley **Redevelopment Area** Design Guidelines (Design Guidelines) are intended to guide redevelopment of lots within the Bentley Redevelopment Area and ensure delivery of the vision and objectives of the *Metropolitan Redevelopment Authority Regulations 2011* (Regulations) and the Bentley Redevelopment Scheme (Scheme).

The Design Guidelines establish Acceptable Outcomes and Design Requirements for all development to deliver high quality design outcomes.

DevelopmentWA is the State Government's central land development agency that brings together the work of the Western Australian Land Authority (formerly trading as LandCorp) and the Metropolitan Redevelopment Authority, while retaining the legislative powers of both agencies.

The Design Guidelines are prepared under the powers of the *Metropolitan Redevelopment Authority Act 2011* (Act) and the Scheme. References to the Authority in this document refer to the Metropolitan Redevelopment Authority under the Act and any subsequent planning authority responsible for the subject land, including the City of Canning (City), the Western Australian Planning Commission (WAPC) and/or State Development Assessment Unit (SDAU).



1.2 THE REDEVELOPMENT AREA OBJECTIVES

The role of the Authority is to revitalise and transform underutilised urban areas into diverse and activated places for people to live, work and recreate, guided by the following Redevelopment Area Objectives, as set out in the Regulations:

- To build a **sense of place** by supporting high-quality urban design, heritage protection, public art and cultural activities that respond to Perth's environment, climate and lifestyle.
- To promote **economic wellbeing** by supporting, where appropriate, development that facilitates investment and provides opportunity for local businesses and emerging industries to satisfy market demand.
- To promote **urban efficiency** through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment
- To enhance **connectivity** and reduce the need to travel by supporting development aimed at well-designed places that support walking, cycling and public transit.
- To promote **social inclusion** by encouraging, where appropriate, a diverse range of housing and by supporting community infrastructure and activities and opportunities for visitors and residents to socialise.
- To enhance **environmental integrity** by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of local ecology.

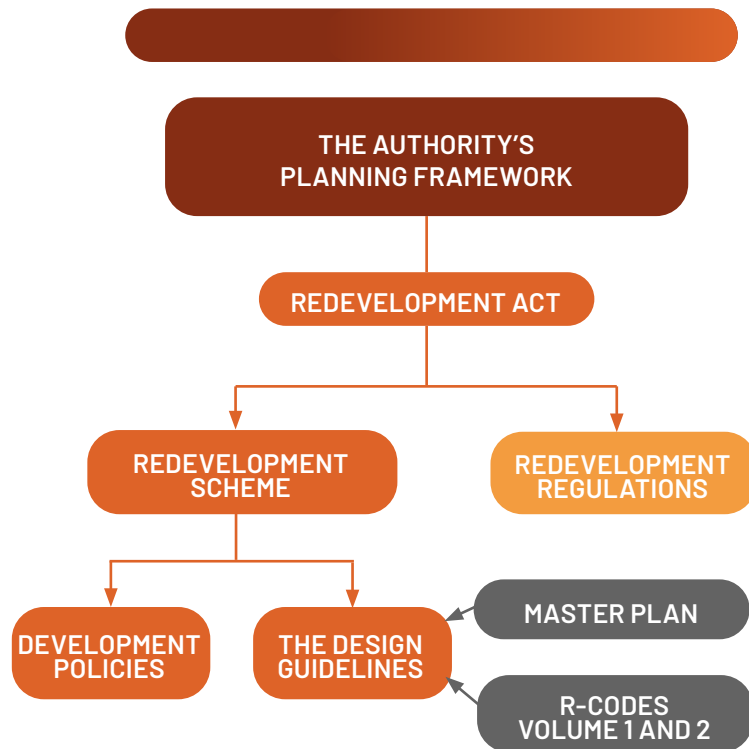


Figure 1: Planning Framework

1.3 APPLICATION OF THE DESIGN GUIDELINES

The Design Guidelines provide a flexible approach to deliver high quality developments that meet the Authority's Redevelopment Objectives and details the requirements for development applications and subdivisions.

The Design Guidelines are to be read in conjunction with the Scheme, Bentley Development Policies (Development Policies), Bentley Redevelopment Master Plan (the Master Plan), Residential Design Codes Volume 1 and Volume 2 (R-Codes) and State Planning Policy 7.0 Design of the Built Environment (SPP 7.0), as well as all other relevant legislation and Australian Standards.

The Design Guidelines have been prepared and adopted in accordance with the requirements of the Scheme. In the event of any inconsistency with regard to land use or car parking between the Design Guidelines and the Scheme, the Design Guidelines will prevail.

Map 1 - R-Code Plan (page 8) shows the residential densities that apply to the lots within the Redevelopment Area.

For residential development all elements of the R-Codes apply except where amended by these Design Guidelines. A table confirming the elements of the R-Codes which are replaced, amended or added to by the Design Guidelines is provided in Appendix 1.

Non-residential development should be designed in accordance with Part 2 of the Design Guidelines.

The Design Guidelines are set out in the following manner:

- **Part 1** details the introduction and vision for the Bentley Redevelopment Area.
 - **Part 2** sets out development provisions for the precincts that is in addition to the requirements of the R-Codes Volume 1 and/or 2. The area is divided into the following precincts and identified on Map 2 (page 8):
 - o Transition Precinct
 - o Terrace Precinct
 - o The Green Heart Precinct
 - o Activity Precinct
- Appendix 2 provides an overall development control diagram for all the precincts detailed in Part 2.
- **Part 3** provides a summary on the public open space and streetscapes in the Bentley Redevelopment Area.



The Development Provisions are detailed under a series of land and built form design related headings that include the following:

- **CHARACTER STATEMENTS**

Each precinct has a character statement which defines the relationship to the Redevelopment Area Vision and outlines the specific built form outcomes. The character statement draws on the existing defining character of each precinct and provides a pathway for redevelopment. It is mandatory to achieve the character statement. The Authority will give due regard to the achievement of the character statement including the vision detailed under Section 1.7 in determining development applications or making any other discretionary decisions under the Design Guidelines or the Scheme.

- **DESIGN REQUIREMENTS**

The Design Requirements outline the intended outcome for each development provision. It is mandatory to achieve the Design Requirements. The Authority will give due regard to the achievement of the Design Requirements in determining development applications or making any other discretionary decisions under the Design Guidelines and the Scheme.

- **ACCEPTABLE OUTCOMES**

The Acceptable Outcomes establish specific measures and outcomes, which will assist with ensuring the specific Design Requirements are met. However, there may be alternative solutions to demonstrate consistency with the Design Requirements. These will be considered on a case-by-case basis to the satisfaction of the Authority.

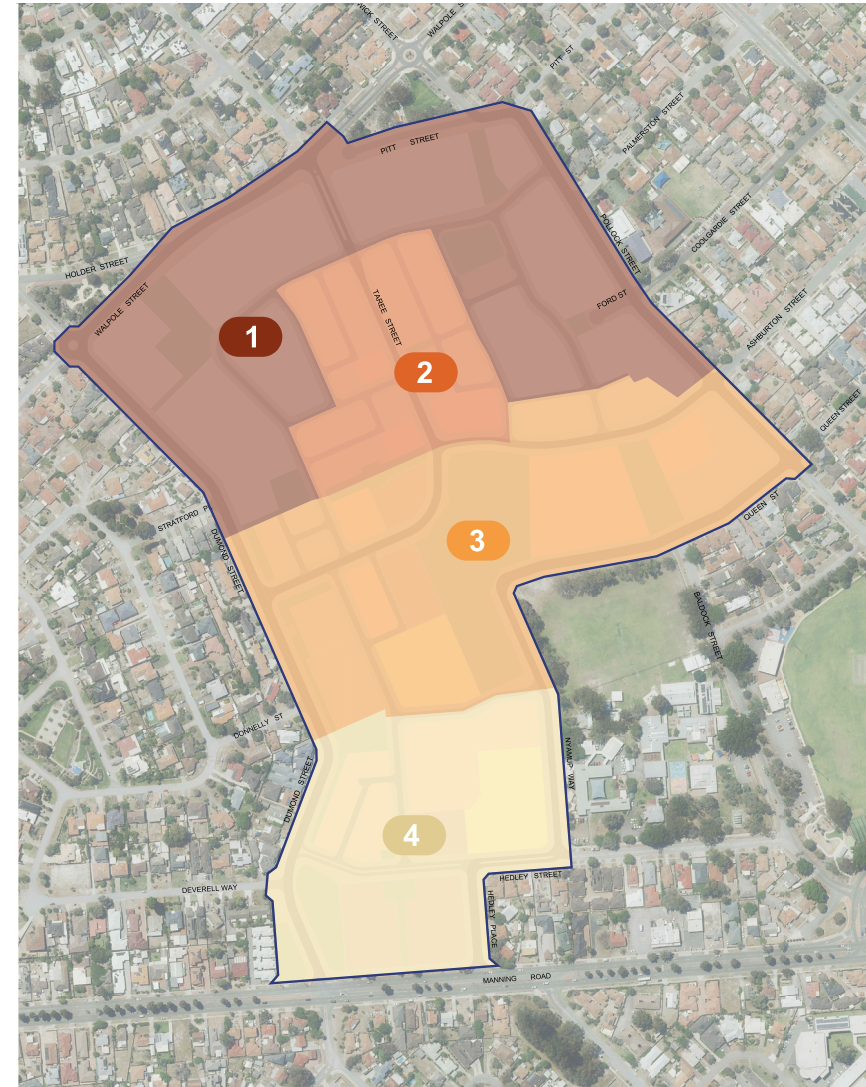


**R-Code Density**

- R40
- R80/R100SL
- R60
- R-AC2

Other

- Public Open Space
- Community Purpose

Map 1: R-Code PlanTransition
PrecinctTerrace
PrecinctThe Green
Heart PrecinctActivity
Precinct**Map 2: Precincts**



1.4 DISCRETIONARY CLAUSE

The Design Guidelines provide the opportunity for a development application to meet the Vision, Character Statements and Design Requirements through a range of Acceptable Outcomes. The Authority may apply discretion to approve alternative outcomes, where these are demonstrated to:

- a. Clearly meet the Vision, relevant Character Statement and the Design Requirements of the Design Guidelines; and
- b. Form part of an application which achieves good design consistent with the Objectives and Design Principles of SPP 7.0. The Authority may refer the proposal to a design review panel to determine the achievement of good design.

Each development application will be assessed on its own merits having regard to the matters above.

In demonstrating the above, the Authority may require the applicant to submit a report that demonstrates:

- How the development achieves a built form that demonstrates a good design outcome, consistent with the Objectives and Design Principles of SPP 7.0; and/or
- How the intensity of development reflects the Character Statement for the precinct.

A development application that does not meet the Vision, Character Statements and Design Requirements of the Design Guidelines is to be assessed against clause 4.19 Determination When Non-Compliant, of the Scheme.





1.5 APPLICATION PROCESS

The Authority's review, assessment and determination process follows the staged progression of design development, approval and construction. The staged process, outlined in Table 1, supports developments to achieve the required high quality urban design and architectural outcomes as well as sustainability, functionality and well considered place making. As part of the assessment process, the Authority may require the submission of **detailed information, such as** technical reports, including but not limited to:

Single Dwellings and Small Scale Development (Additions)

- Assessment Report, detailing compliance with the Design Guidelines and the R-Codes.
- Development Plans: Site Plan, Elevations, and Floor Plans.
- Green Building Checklist, detailing approach to sustainable design and management (refer to Appendix 3).

Large Scale Development (Grouped and Multiple Dwellings, Mixed Use Development)

- Assessment Report, detailing compliance with the Design Guidelines and the R-Codes.
- Wind, Overshadowing, Light Access and Ventilation Plan(s).
- Acoustic Attenuation.
- Waste Management.
- Public Art Strategy.
- Crime Prevention Through Environmental Design (CPTED) Statement addressing the WA Safer Places by Design Planning Guidelines (as amended).
- Universal Access Statement.
- Dwelling Schedule, identifying dwelling mix and affordable (where applicable) and adaptable dwellings (including floor areas).
- Green Star/ Sustainability Report, detailing approach to sustainable design and management (refer to Appendix 3).
- Landscape Strategy, detailing approach to open space use, urban ecology and amenity.
- Water Management Strategy, detailing approach to sustainable water management.
- Transport Impact Assessment/Traffic Impact Statement.
- Cultural Context Statement, detailing approach to Whadjuk cultural considerations.
- Any development application proposing a retail component of 500m² or more should be accompanied by a Net Benefit Test, as defined by State Planning Policy 4.2 Activity Centres.





Pre-Development Application		
Step	New Single Dwellings	All Other Development
1	The Applicant or owner to prepare development plans and submit them to the Authority for assessment, to obtain planning advice. If the dwelling does require development approval, proceed with lodging a formal application with the Authority (proceed to Step 4) . If the proposed dwelling does not require development approval, an exemption letter will be issued. This letter must be submitted to the City of Canning along with the Building Permit application (proceed to Step 11) .	The Applicant and their project team meet with the Authority to discuss the proposed development (proceed to Step 2) .
2	—	The Applicant provides indicative plans, which are reviewed by the Authority. If applicable, a pre-lodgement Design Review Panel meeting will be organised.
3	—	The Authority provides the Applicant with focused preliminary feedback.
Development Application		
Step	All Development	
4	The Applicant lodges a development application with the Authority, addressing the development requirements provisions(see Part 2) and preliminary feedback.	
5	The Authority refers the application to the City of Canning and other agencies, as necessary. As required by clause 4.15 of the Scheme, certain applications may be advertised for public comment. If required, the Authority may obtain advice from a Design Review Panel.	
6	The Authority assesses the application. If the application requires modification, the Authority will contact the Applicant.	
7	The Authority determines decides whether or not to approve the application.	
Documentation		
Step	New Single Dwellings	All Other Developments
8	—	Working drawings and supporting information are lodged with the Authority demonstrating compliance with the development approval (plans and conditions), if required.
9	—	The Authority refers the working drawings to agencies or consultants to verify compliance with conditions of the development approval, as required.
10	—	The Authority assesses and endorses that the working drawings meet the conditions and refers its clearance advice to the City of Canning.
Construction		
Step	All Development	
11	A building permit is lodged with the City of Canning. Following the issuing of a Building Permit, construction may commence.	
	New Single Dwellings	All Other Developments
12	—	Should it be required, a development audit is undertaken at practical completion to ensure construction is in accordance with the development approval and working drawings.

Table 1: Development Application Process

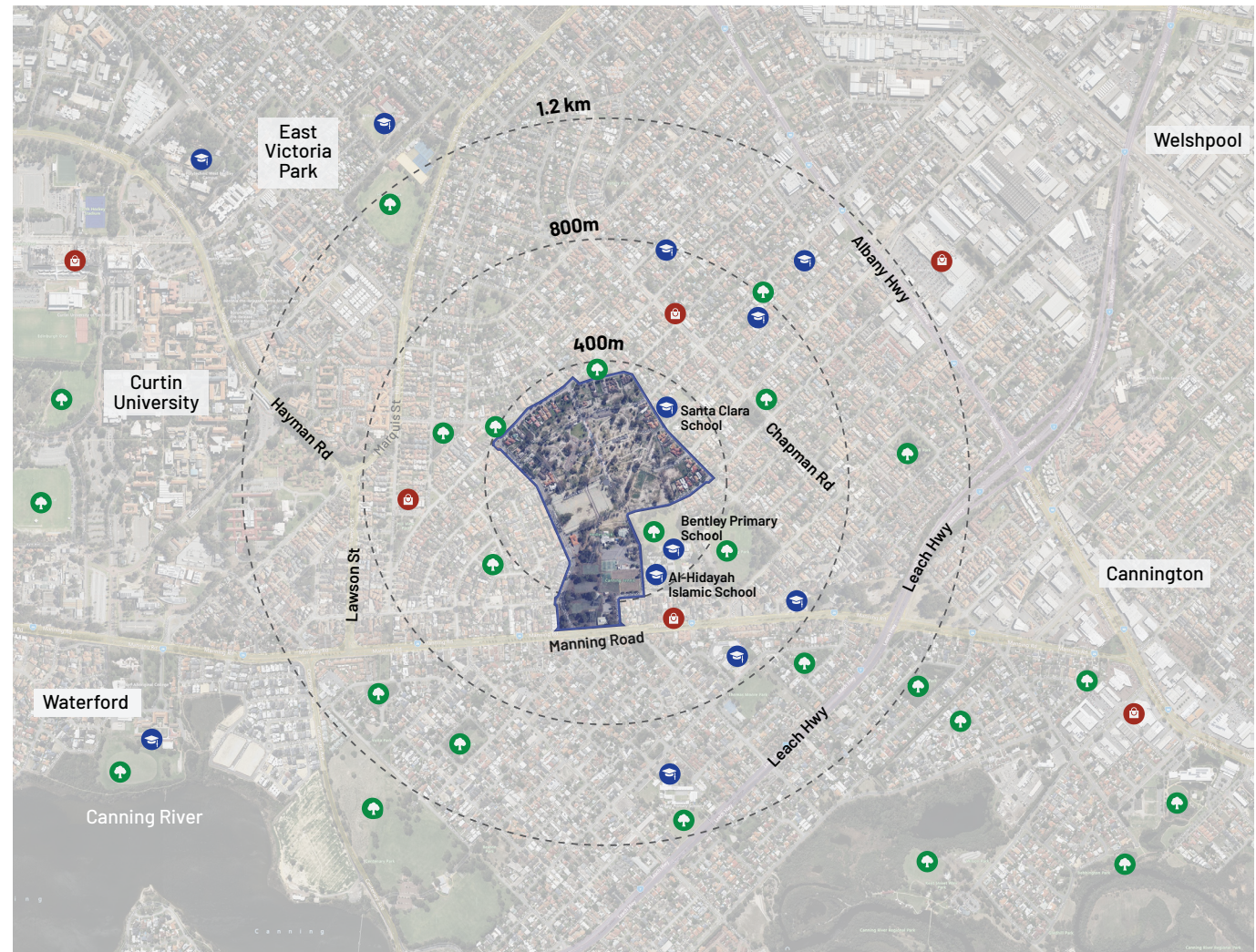


1.6 SITE CONTEXT

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 key road infrastructure of Manning Road, Leach Highway, Albany Highway and the Kwinana Freeway, all providing convenient access to key metropolitan destinations.

Surrounded by predominantly low-to-medium-density residential areas and small-scale commercial developments along Manning Road, the site benefits from its proximity to key activity and educational hubs including Curtin University and Bentley Tech Hub. It includes community facilities such as Bentley Community Centre and the former Canning Lawn Tennis Club and Bentley Library, while being well-connected by public transport to major urban centres of Elizabeth Quay, Bull Creek, Canning Bridge train station, Victoria Park and Curtin Central.

The Canning River is approximately 1.5km south of the site.



Legend

- | | |
|--|---|
|  Redevelopment Area Boundary |  Retail (shops, cafes, restaurants) |
|  Education (schools, university, TAFE, childcare/early learning centre) |  Open space (parks, playing fields, foreshore) |



1.7 VISION

The Bentley Redevelopment Area will be a contemporary, inner-urban neighbourhood that is green, inclusive and distinctly local — shaped by landscape, cultural identity and sustainable design.

The built environment will be high-quality, people-focused, and thoughtfully integrated into its context, with diverse housing types, tree-lined streets, shaded laneways, and interconnected open spaces, fostering recreation, environmental resilience, and vibrant community life.

Buildings will be designed to reflect the area's local character and cultural diversity, responding in scale, orientation, and architectural expression to their surroundings. More intense development will be concentrated around the Green Heart and Activity Precincts, while lower-scale forms will provide a respectful interface with adjacent neighbourhoods. The design will draw inspiration from the site's heritage, incorporating diverse building materials and a colour palette that reflects its natural environment and historical evolution while embracing innovation, sustainability, and forward-focused thinking.

The redevelopment will celebrate Bentley's unique identity and history, weaving Aboriginal knowledge and the site's legacy into the design of landscapes, public art, and gathering spaces. Mature trees will be retained where possible, and public spaces will be activated to foster cultural activities and community interaction, creating a neighbourhood that feels deeply connected to its people and story.

Guided by the Design Guidelines, the redevelopment will prioritise ecologically sustainable design, resource efficiency, renewable energy, and protection of the local ecology. It will showcase modern construction methods and innovative housing typologies, ensuring buildings contribute to a cohesive, welcoming, and future-ready urban village. The Bentley Redevelopment Area aspires to be a place where design quality and a deep sense of place come together to create a resilient, inclusive, and sustainable community.



Part 2

Development Provisions



2.1 GENERAL PROVISIONS

2.1.1 SUBDIVISION AND SITE PLANNING GUIDANCE

Subdivisions and site planning should contribute to a cohesive urban system of compact, walkable neighbourhoods that integrate harmoniously with the neighbouring residential suburbs. Subdivisions are designed in accordance with the densities and layout shown on Map 1 (see Page 8).

Some **existing** lots may be required to be amalgamated with an adjacent land parcel (or parcels) to achieve the full development potential offered by the assigned densities due to a range of factors such as access, drainage requirements, and development efficiency.

Design Requirements:

- Subdivisions and site planning are to promote development in accordance with the relevant R-Code and road layout shown on Map 1 (see Page 8) and **the** Master Plan.
- The layout of subdivision proposals is to enhance local identity by responding to the site context, characteristics, setting, and incorporates recognised elements of natural and cultural heritage significance.
- Subdivisions are to allow for a range of residential lot sizes suitable for a variety of housing and land use typologies to meet the diverse and changing needs of the community and will be designed in a way to promote permeability, legibility and high levels of amenity for pedestrians, cyclists and road users.
- The size and orientation of new lots are to enable the provision of dwellings that allow for adequate private open space, energy efficient design, solar access, passive surveillance, safe vehicular access and sufficient on-site car parking. New subdivisions should ensure a seamless integration between the proposed development and the surrounding existing development.
- Streets are to be designed to ensure a functional, legible movement network providing a cohesive, pedestrian oriented and safe urban environment (refer to indicative street cross sections).
- Public open space is to be designed and constructed to provide for the recreational and social needs of the community in appropriate locations in a manner which integrates conservation and water sensitive urban design principles and management (see Part 3 for more detail on Public Realm).
- All development must integrate Crime Prevention Through Environmental Design (CPTED) principles by ensuring high visibility and natural surveillance, providing clear and direct access routes, reinforcing boundaries between public and private areas, and maintaining well-managed, safe, and orderly environments that deter anti-social behaviour.





Acceptable Outcomes:

- Residential lot sizes are to be in accordance with the minimum and average lot sizes specified in the R-Codes, as shown on Map 1 (see Page 8).
- Subdivision layouts are to ensure delivery of walkable neighbourhoods, and safe pedestrian and cycle networks, to reduce private car dependency.
- Subdivision design is to promote the conservation and preservation of environmental and cultural features identified in the Scheme and Master Plan.
- Building development is to address streets, public open space, and reserves, to facilitate passive surveillance of the public realm.
- Subdivision plans should respond to the natural topography of the site, stepping or terracing as necessary, to ensure the buildings relate to adjacent streets/roads and integrate with adjacent sites.
- Site planning is to prioritise the retention of existing mature trees on private property where possible, to further enhance the urban tree canopy and contribute to the character and amenity of the area.
- Battleaxe subdivisions are generally not supported. Where a battleaxe subdivision is proposed, plans should be provided to demonstrate the proposal will result in development outcomes consistent with these Design Guidelines.
- Street width designs are to be in accordance with Liveable Neighbourhoods in terms of form and capacity, while accounting for the City's standards, Australian Standards and any known constraints.
- Subdivision plans should include details of any footpaths, street parking, and any other works within the proposed road reserve.
- Urban Water Management Plans (UWMP) should be prepared at subdivision or development application stage generally in accordance with the Master Plan's Stormwater Management Strategy to the satisfaction of the City.
- All design and development proposals (subdivision, building and public realm) must integrate CPTED best practice principles to the design of the built environment to minimise crime and the fear of crime, in accordance with WA Safer Places by Design Planning Guidelines (as amended).
- Subdivision and development shall be designed and constructed to ensure the protection of existing services and service-related infrastructure, in accordance with the relevant service providers standards.

2.1.2 COLOURS AND MATERIALS

To establish a cohesive and high-quality built environment through a considered selection of materials, finishes and colours that complement the local character, promote visual interest, and ensure long-term durability.

Design Requirements:

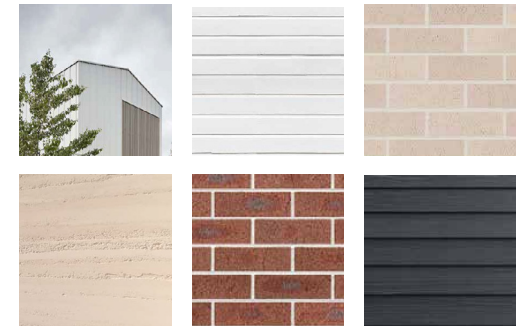
- Drawing from the local history, future development in the Bentley Redevelopment Area will respond to the surrounding context including its existing low to medium density residential development and Aboriginal heritage and connection with Djarlgarra (the Canning River). Development will respond to this context using natural materials, colours, shapes and tones which harmonise with the existing residential area, respecting the character of neighbouring properties whilst acknowledging the future development intent for the Bentley Redevelopment Area.
- The intended 'vibrant and contemporary urban' character for the Bentley Redevelopment Area will be achieved by new development adopting the design cues and intentions for colour, material choices, and finishes.

Acceptable Outcomes:

- Building materials should be chosen which complement the intended 'vibrant and contemporary urban' character, including the use of:
 - a broad range of materials that reference the urban character of the Bentley Redevelopment Area such as recycled building materials, and sandy, ochre tones;
 - patterns and textures that reference the natural environment; and
 - materials which are durable, low maintenance and non-reflective.
- Highly reflective, black or dark coloured roofing materials are not permitted.
- Building materials should consider high-levels of performance in relation to climate, energy efficiency, recycling and the use of renewable resources.
- All development within the Bentley Redevelopment Area should use a colour palette that is sympathetic with and complementary to the natural environment. Neutral tones, with warm and lively accents to reflect terracotta tones in the surrounding suburbs should be used in-line with the guidance colour palette shown below.



Material swatch



Colour swatch





2.1.3 CAR PARKING CONSIDERATIONS

Design Requirements:

- In recognition of the intended pedestrian and cycling-friendly and sustainable transport network, new development will seek to take a minimalist approach to car parking while ensuring provision of sufficient parking to accommodate the anticipated requirements of the development.
- The design, location and number of car parking bays will minimise any negative impact on the quality of the architectural design, amenity and streetscape outcome.
- A Parking Management Plan (PMP) or suitable assessment is to be provided where alternative parking standards to the Acceptable Outcomes are proposed.

Acceptable Outcomes:

- Car parking for permanent residential land uses should be provided in accordance with the relevant provisions of the R-Codes.
- Car parking for all other land uses should be provided in accordance with Table 2.
- Lots located within 400 metres of a high frequency public transport route (Location A) may be eligible for a reduction in on-site parking requirements, provided that alternative transport initiatives, such as shared vehicle schemes, are implemented and supported by a Sustainable Transport Plan (or equivalent) that promotes non-car travel modes.
- Supporting documentation such as a Parking Management Plan (PMP) or suitable assessment may be required where the Authority considers the parking and/or land uses are likely to:
 - generate excessive parking demand; and/or
 - have a significant impact on the surrounding streets and urban environment.
- Ground floor parking is to be sleeved by active uses to primary street frontages or Public Open Space and screened from public view where located on secondary frontages.
- At the first floor and above only, innovative architectural treatments or public art that screens the parking may be acceptable where it is designed as an integral component of the development and contributes positively to the public realm. Parking to secondary streets or laneways is appropriately designed and screened from



adjacent or nearby buildings and the street, using innovative wall detailing, decorative screening, patterning and vegetation. Screening is compatible with the surrounding streetscape.

- Shade trees are to be provided to all at grade car parks at a minimum rate of one tree to four car bays, to ensure appropriate protection from the elements and to assist in breaking up any significant expanse of parking area.
- Parking areas, especially those above ground, are designed with consideration for adaptive reuse, potentially through:
 - i. floor-to-floor heights of at least 3.5 metres; and
 - ii. car parking not being located on ramps.
- Car parking areas for grouped and multiple dwellings and mixed uses should be designed to allow for the future provision of electric charging for electric vehicles.
- The structure of the building making provision for future adaptive reuse with the ability to insert openings for natural light and ventilation.
- Basement parking is designed with consideration to ground levels across the site and does not protrude more than one metre above natural ground level at any point, to minimise blank walls and prevent a negative visual impact on the public realm.



Development	Requirements	
	Minimum	Maximum
Transient Residential	1 bay per 4 accommodation units	1 bay per 2 accommodation units
Specific Purpose Accommodation	1 bay per 4 accommodation units	1 bay per 2 accommodation units
Non-Residential	1 bay per 100 sqm of NLA	1 bay per 50 sqm of NLA

Table 2: Car Parking Requirements



2.1.4 BICYCLE PARKING AND END OF TRIP FACILITIES

Design Requirements:

- Buildings will be designed to encourage and support the use of active travel modes through the generous provision of bicycle parking and end of trip facilities.
- Both short and long-stay bicycle parking is essential to cater for visitors and staff.
- Bicycle parking is secure, easily accessible and conveniently located.

Acceptable Outcomes:

Residential:

- Bicycle parking and end of trip facilities for permanent residential land uses should be provided in accordance with the relevant provisions of the R-Codes.

Non-Residential:

- Bicycle parking and end of trip facilities for all other land uses is to be provided in accordance with Table 3.
- All bicycle parking facilities to be designed to meet the relevant provisions of Australian Standard AS2890.3 – Bicycle Parking.
- Tenant bicycle parking facilities are concealed from view from the street, located within the basement or ground floor level and easily accessible from the entrance to the building. It should be secure and waterproof.
- Visitor bicycle parking should be located adjacent to the building entry at ground level. Bicycle parking should also:
 - i. allow for passive surveillance from public spaces, roads, and private space;
 - ii. not disrupt pedestrian movement;
 - iii. be ground level and accessible from the road and cycle paths;
 - iv. be sensitively located to be accessible from the public realm; and
 - v. be undercover, secure and located in well-lit areas.



- Bicycle parking and end of trip facility areas should be designed to allow for the provision of electric charging for e-mobility devices, including electric bicycles and e-scooters.
- All end of trip facilities should be designed with convenience and safety of the user in mind and be located as close as possible to bicycle parking facilities.
- Changing rooms should be secure, capable of being locked and located adjacent to the showers in a well-lit area within range of easy surveillance.
- Lockers should be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment.

Requirements

Bicycle Parking

2 bays per lot, plus 1 bay for every 10 on-site car parking bays.

End of Trip Facilities

1 universal shower and change room; 1 male shower and 1 female shower for every 10 bicycle bays; and 1 secure locker for each bicycle bay.

Table 3: Bicycle and End of Trip Requirements





2.1.5 UNIVERSAL ACCESS

Design Requirements:

- Buildings and public spaces incorporate universal design principles to ensure all people – including those with disability, using mobility devices, older adults, and parents with prams or children – can live, work, access services, and enjoy the Bentley Redevelopment Area independently, and equitably.
- Development provides an inclusive and universally accessible environment as an integral component of buildings and public open space, delivering places and spaces that are welcoming, adaptable and easy to navigate for people of all ages and abilities

Acceptable Outcomes:

- Universal access is provided in accordance with the requirements of the Disability Discrimination Act 1992, relevant Australian Standards, and inclusive design best practices, ensuring safe and equitable access for all users.
- Where the ground floor is elevated above finished footpath level, internal ramps or other accessible solutions are provided to support universal access. These measures are designed to:
 - i. Minimise visual impact;
 - ii. Support a strong built edge to the street; and
 - iii. Enhance useability for people with disability, older adults, mobility device users, and carers with children or prams.
- **Adaptable housing is to be provided in accordance with Development Policy 8 – Adaptable Housing, and applies to all permanent residential development proposals, excluding single dwellings.**



2.1.6 LANDSCAPING AND PLANTING GUIDE

Design Requirements:

- Significant historical disturbance of the natural environment means there are limited conservation significant environmental values within the site that require conservation or management. As such, existing mature trees will be preserved where possible and integrated into the design to enhance the site's character and contribute to the ecological and aesthetic value of the site.
- Landscape design contributes to the streetscape character and amenity of a space, providing shade and shelter, and a permeable delineation between the public and private realm, as well as assisting in restoring local biodiversity and improved water efficiency throughout the Bentley Redevelopment Area.

Acceptable Outcomes:

All Development:

- Retention of existing mature trees on private property and public land is encouraged wherever possible to further enhance the urban tree canopy and contribute to the character and amenity of the area.
- Landscaping should be waterwise, using endemic native species that **are** not invasive, as identified in the Australian Weeds Strategy (as updated), to promote sustainability and reduce maintenance.
- The use of lawn and other high-maintenance landscaping elements is minimised in favour of more sustainable and manageable alternatives. Where lawn is proposed ~~draught-tolerant~~ **drought-tolerant** varieties should be used. The use of artificial turf is **strongly** discouraged.
- The use of efficient irrigation, such as drip irrigation, smart irrigation systems and hydrozoning is encouraged to improve water efficiency and reduce maintenance.



Private Realm:

- Landscaping is designed to complement the architectural character of the building and respond sensitively to the surrounding local landscape.
- Permeable paving and other sustainable landscaping techniques are employed to enhance water infiltration, reduce runoff, and improve the overall self-sufficiency of the landscape in line with Urban Water Sensitive Design principles.

Public Realm:

- Street trees are to be provided at a minimum rate of one tree for every two on-street car parking bays or one tree per lot frontage to contribute to a high-quality street character and provide shade and cooling. Verge trees and landscaping is to be provided in accordance with the City's requirements.
- A suitable Landscaping Plan is to be prepared to establish a landscaping theme for the subdivision area that includes Public Open Space as identified in the Master Plan reinforcing the identity of the Bentley Redevelopment Area. The Landscaping Plan is to identify major planting species for the area, and in particular street species. Public Open Space is to be designed and constructed in accordance with the City's requirements.
- Where the retention of existing mature trees is not possible, trees are to be replaced with locally suitable species that support wildlife and community need and to the City's specifications.



Acceptable Outcomes:

Residential:

- For Single Dwellings, Sustainability Design Requirements should be provided in accordance with the relevant provisions of the R-Codes and Appendix 3 Sustainability Checklist.
- For grouped development and multiple dwelling development, compliance with the Authority's Development Policy 1 - Green Buildings.

2.1.7 ENVIRONMENTAL SUSTAINABILITY

Design Requirements:

- Sustainable initiatives will be integrated into the design, construction and management of new buildings and open spaces to minimise the environmental impact of new development.
- Development will deliver high performance buildings which minimises energy use, conserves water, reduces waste and maximises comfort for occupants.
- Buildings will operate at a high level of efficiency with individual apartments each benefiting from a reduction in mechanical cooling and heating costs.
- Development will ensure resource efficiency, minimise use of non-renewable energy and potable water and reduce the production of waste, pollution and other damaging emissions.

Non-Residential:

- Compliance with the Authority's Development Policy 1 - Green Buildings
- Development incorporates natural ventilation and passive solar design measures to optimise heat storage in winter and reduce heat transfer in summer. Consider climatic conditions generated from the expansive public open space.
- Development incorporates zero carbon and carbon neutral design considerations.
- Use of high-performance glazing which improves efficiency as a base standard.
- Stormwater run-off from constructed impervious surfaces generated by small rainfall events is retained or detained onsite and treated at-source as much as practical.
- If ongoing management of groundwater is required, for example due to basement levels or

use of subsoil drains, any water quality issues will need to be addressed. The groundwater may need to be treated prior to leaving the site.

- Consider initiatives that future proof the development for a changing energy environment, such as:
 - i. Designing the electrical distribution system and metering with capacity for future battery storage; and
 - ii. Providing conduits and capacity for the electrical distribution system and metering for future provision of widespread electrical car charging within car parking areas



2.2 TRANSITION PRECINCT PROVISIONS

Character Statement

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.

Predominately made up of single detached homes with street facing garages, the precinct also includes laneway accessed terraces and townhouses that contribute to a low to medium residential density. These built forms are arranged to maintain a human scale and ensure a comfortable relationship with adjacent areas.

Streets are designed to be green, shaded, and walkable, and new parks are strategically located to protect existing significant trees. These open spaces are overlooked by surrounding homes to ensure natural surveillance and safety, while also offering valued recreational opportunities for both new and existing residents. The Transition Precinct functions as a welcoming and connected gateway into the broader Bentley Redevelopment Area, blending new amenity with familiar residential character in a way that is inclusive, safe, and community focused.

Scheme Land Use Categories

All land uses are as per the Scheme.

Development Provisions

Developments proposed within the Precinct are to be designed in accordance with the relevant provisions of these Design Guidelines, and the R-Codes, where applicable.

Except where specifically varied by these Guidelines, the design requirements of the R-Codes and their associated 'Element Objectives' and 'Planning Guidance' apply.

Development Control Diagram



Legend

 Precinct Boundary

Building Zones

- Public Realm Interface – building frontage design requirements
- ▼ Primary Façade – building orientation, activation, and surveillance
- ▽ Secondary Façade – building orientation, activation, and surveillance

- Setback of Buildings – 4m minimum permitted to primary street
- Setback of Buildings – 3m minimum permitted to secondary street
- Sewer Main Easement – existing

 R-Code

 Publicly Accessible Open Spaces – recreational, active and passive

Movement Network

----- No Vehicle Access Permitted



2.2 TRANSITION PRECINCT PROVISIONS

Key Controls	Location	Acceptable Outcomes	Design Requirements
Building Height	All frontages	Non-Residential Development: - In R40 areas: 2 storeys (10 metres). - In R60 areas: 3 storeys (13 metres). Residential Development: - In R40 areas: 2 storeys (10 metres) or as per the relevant provisions of the R-Codes (as amended) - In R60 areas: 3 storeys (13 metres) or as per the relevant provisions of the R-Codes (as amended)	Development is to be designed to a sufficient intensity to frame the street, activate the locality and deliver on the character statement for the Precinct.
Public Realm Setbacks	Public Open Space No. 2	All Development: Primary frontage: no less than 3.0 metres measured from public open space boundary (averaging of minimum permitted where any reduction is compensated for by an equal area of open space as per R-Codes).	- Development is to be designed to maximise opportunities for passive visual surveillance of Local Open Space and the public domain. - Development setbacks to public open space and streets are to be relatively consistent to achieve articulation datums along public open space and street frontages.
	Public Open Space No. 6, 7 and 8	All Development: Side Boundaries: no less than 1.5 metres measured from public open space boundary (no averaging of minimum permitted).	
	Primary Street	All Development: - In specified locations depicted on the Development Control Diagram: 3.0 metres minimum (averaging permitted as per R-Codes). - In specified locations depicted on the Development Control Diagram: 4.0 metres minimum (averaging permitted as per R-Codes).	
	Laneway	All Development: Buildings, garages and carports: 0.5 metres minimum measured from the laneway reserve boundary (no averaging of minimum permitted).	
Vehicle Access	All roads	All Development: Crossovers should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth.	To ensure safe pedestrian and cycle movement and provide a high quality public realm.
	Laneway Lots	All Development: - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Precinct Development Control Diagram.	Development to be designed with the laneway frontage as the dwelling's secondary orientation and the developments primary frontage oriented to the primary street or adjoining public open space if applicable.
Public Realm Interface – Building Design	Public Open Space	All Development: - For all lots that directly interface with public open space, each dwelling should have at least one habitable room that has a major opening with a clear view of the public open space as well as an outdoor living area located to achieve an unobstructed view of the public open space. - Visually permeable fencing is not to be altered or obscured. - Development should be designed to minimise overshadowing impacts on the adjacent public open space and public realm. - Where outbuildings are proposed, they should be designed and constructed from materials to match or compliment the dwelling when visible from the public realm.	Development to be designed to achieve high levels of surveillance of public open space to enable casual surveillance and greater interaction between the building and the public realm.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.2 TRANSITION PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	All Lots	All Development: - Buildings should be designed to respond to the function and character of the adjacent public realm, maximising access to natural light and mitigating the potential impact of minimise wind impacts onto the public realm wind, heat gain and glare, supported by relevant technical studies. - Building façades should contribute to streetscape vibrancy through articulation which breaks up massing, visually linking the public and private realm and providing means to passively survey the public realm. - Development responds to the site's level differences and natural topography to maintain engaging streetscape and minimise blank/ retaining walls along edges.	- Buildings to be designed to make a lasting contribution to the quality of the streetscape public realm, implementing an interesting and stimulating facade which integrates with the street level, is safe, universally accessible, sustainable and contributes to effective wayfinding. - New development is respectful of surrounding existing character and making a lasting, complementary contribution to the character and quality of the street it belongs to.
	All public realm interface	Storage Location: For all residential development, the minimum storage requirements of the R-Codes should be located to not be visible from the public realm, incorporating public open space, pedestrian access ways, streets and laneways.	Each dwelling provides adequate, conveniently located storage for large items that are proportionate to the size of the dwelling and located to ensure that it is not visually intrusive when viewed from the public realm.
	Laneway Lots	All Development: - For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5 metres that is adjoining and visible from the laneway. - Dwellings should be designed to provide at least one major opening from a habitable room on the dwelling frontage with an outlook to the laneway. Where narrow lot dimensions restrict the ability to achieve this outcome at ground level, the major opening should be provided from a habitable room on an upper storey that achieves vision of the laneway pavement. - For all laneway lots, rubbish bins should be stored on each individual lot and screened from view of the public realm at all times other than collection day.	- To contribute to the visual appeal, comfort and amenity of the streetscape. - To achieve a landscaped character with the potential for trees in deep soil areas. - Building design addresses the laneway frontage and provides opportunity for passive surveillance and social interaction.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.2 TRANSITION PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Fencing	All Street Frontages	All Development: - All fencing should be designed and constructed of high-quality materials that reflect, or complement the surrounding built form, such as, but not limited to, limestone, masonry, stone, timber, metal or aluminium, or a combination of these. Non-preferred fencing materials include post and rail, wire, or chain-link fencing. Non-Residential Development: - Fencing is not permitted along street boundaries or within front setback areas of non-residential developments.	- Delineation between the public and private realm is achieved primarily through the use of built form, changes in ground level, and landscaping. - Fencing will be designed to maintain passive surveillance of the public realm, while providing privacy and security of individual dwellings and private open spaces.
	Secondary Street Frontage	Residential Development: Fencing should be visually permeable above 0.6 metres, starting from the truncation and continuing for a minimum of 3.0 metres behind the closest part of the dwelling to the secondary street boundary.	
	Laneway Frontage	Residential Development: Where achievable, fencing along a laneway is provided with visually permeable upper portions above 1.2 metres, to a height of 1.8 metres above the finished lot level.	
	Public Open Space Frontage	Residential Development: Fencing should be visually permeable above 1.2 metres, to a height of 1.8 metres above the finished lot level.	

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.3 TERRACE PRECINCT PROVISIONS

Character Statement

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. A wide variety of innovative housing types—including narrow terraces, compact corner homes, micro-lots, ancillary dwellings, and moderate-height apartments—caters to changing household needs and promotes housing affordability and choice.

The urban form is supported by a highly walkable and landscaped street network, where rear laneways accommodate vehicle access to ensure that all local streets, including Taree Street, prioritise pedestrian safety, comfort, and enjoyment. Tree-lined streets and integrated green infrastructure provide shaded, attractive routes that connect seamlessly to a network of linear parks and open spaces, enhancing ecological value and supporting social interaction. The result is a cohesive and resilient residential precinct that balances innovation, density, and liveability within a high-amenity, people-focused public realm.

Scheme Land Use Categories

All land uses are as per the Scheme.

Development Provisions

Developments proposed within the Precinct are to be designed in accordance with the relevant provisions of these Design Guidelines, and the R-Codes, where applicable.

Except where specifically varied by these Guidelines, the design requirements of the R-Codes and their associated 'Element Objectives' and 'Planning Guidance' apply.

For Single and Grouped Dwellings on lots smaller than 100m², refer to R100-SL development standards of the R-Codes.

Development Control Diagram



Legend

 Precinct Boundary

Building Zones

•••• Public Realm Interface – building frontage design requirements

▼ Primary Façade – building orientation, activation, and surveillance

▽ Secondary Façade – building orientation, activation, and surveillance

 Building Height – minimum two storey height

* Specific Corner Design Requirements

 R-Code

 Publicly Accessible Open Spaces – recreational, active and passive

Movement Network

----- No Vehicle Access Permitted



2.3 TERRACE PRECINCT PROVISIONS

Key Controls	Location	Acceptable Outcomes	Design Requirements
Building Height	Taree Street and Road Seven	All Development: - Buildings with a primary frontage to Taree Street and Road Seven are to have a minimum building height of 2 storeys (8 metres) as viewed from the primary street. - Total building height: see other roads requirement below.	Development is to be designed to a human-scale at the lower-levels while achieving sufficient intensity to frame the street, activate the locality and deliver on the character statement for the Precinct.
	Linear Open Space	All Development: - Buildings with a primary frontage to the linear open space are to have a minimum building height of 2 storeys (8 metres) as viewed from the open space (as depicted on the Precinct Development Control Diagram). - Total building height: see other roads requirement below.	
	Other roads	Non-Residential Development: - In R60 areas: 3 storeys (13 metres). - In R80 areas: 4 storeys (16 metres). Residential Development: - In R60 areas: 3 storeys (13 metres) or as per the relevant provisions of the R-Codes (as amended) - In R80 areas: 4 storeys (16 metres) or as per the relevant provisions of the R-Codes (as amended)	
Public Realm Setbacks	Public Open Space	All Development: Primary frontage: no less than 3.0 metres measured from public open space boundary (averaging of minimum permitted up to 50% distance of minimum setback where any reduction is compensated for by an equal area of open space located between the setback line and a line drawn parallel to it at twice the setback distance). Side Boundaries: no less than 1.5 metres measured from public open space boundary (no averaging of minimum permitted).	- Development is to be designed to maximise opportunities for passive visual surveillance of Local Open Space and the public domain. - Development setbacks to public open space are to be relatively consistent to achieve articulation datums along public open space frontages.
Vehicle Access	All roads	All Development: Crossovers should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth.	To ensure safe pedestrian and cycle movement and provide a high quality public realm.
	Laneway Lots	All Development: - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Precinct Development Control Diagram.	Development to be designed with the laneway frontage as the dwelling's secondary orientation and the developments primary frontage oriented to the primary street or adjoining public open space if applicable.
Public Realm Interface – Building Design	All public realm interface	Façade Glazing: Mixed Use or Non-Residential developments: 70% of the ground floor frontage is to be clear unobstructed glazing.	To provide high levels of streetscape engagement, enable casual surveillance and greater interaction between the street and the building.
		Lighting: Mixed Use and Non-Residential developments should be provided with lighting to all external areas visible from the public realm and be angled downwards or otherwise shielded, diffused or refracted to provide illumination with minimal glare.	The provision of outdoor lighting highlights key architectural features and provides visual interest to the urban form as well as enhancing safety and security for occupants and visitors without being visually intrusive or unsympathetic to the desired character of the area.
		Building Entrances: Mixed Use and Non-Residential developments should be designed to incorporate legible, well-lit and clearly visible pedestrian entries to all buildings which front the public realm.	

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.3 TERRACE PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	All public realm interface	Building Services: Non-Residential: Loading docks, waste and service areas should be screened visually from the public realm. Residential: As per the relevant provisions of the R-Codes.	Plant, equipment and building services should be integrated into the design to ensure these do not have a negative impact on the streetscape or adjoining premises.
		Awnings: Mixed Use and Non-Residential developments are to include awnings that: - define and provide weather protection to entries; - are integrated into the facade design; - are consistent with the desired streetscape character; - are a minimum height of 3.0 metres; and - are a minimum depth of 2.0 metres and extend for the entire length of the boundary.	To provide a high level of comfort and weather protection to users of the public realm.
		Alfresco Design: - Alfresco areas should be unenclosed, except for overhead awnings attached to the adjacent building. - The location of alfresco areas in relation to the footpath (adjacent to the building or the street edge) should follow the established pattern where alfresco exists in the street. Where no alfresco currently exists, alfresco should be located on the street side of the footpath, providing a hard edge against the building to facilitate an unobstructed path of travel. - No permanent structures should be permitted in the public realm. All infrastructure must be removed from the public realm at the end of the business day. - Urban furniture should positively respond to the form and function of the adjacent public realm, enhance safety and amenity, and not impede the growth of vegetation.	- Alfresco areas are to contribute to a sense of life and activity in public spaces, providing an active connection between the public and private realm that can be utilised throughout the year, without 'privatising' public spaces. - Alfresco areas are to maintain universal access to buildings and sites, effective pedestrian movement through the public realm and maintain views along the streetscape.
		Storage Location: For all residential development, the minimum storage requirements of the R-Codes should be located to not be visible from the public realm, incorporating public open space, pedestrian access ways, streets and laneways.	Each dwelling provides adequate, conveniently located storage for large items that are proportionate to the size of the dwelling and located to ensure that it is not visually intrusive when viewed from the public realm.
	Public Open Space	All Development: - For all lots that directly interface with public open space, each dwelling should have at least one habitable room that has a major opening with a clear view of the public open space as well as an outdoor living area located to achieve an unobstructed view of the public open space. - Visually permeable fencing is not to be altered or obscured. - Development should be designed to minimise overshadowing impacts on the adjacent public open space and public realm. - Where outbuildings are proposed, they should be designed and constructed from materials to match or compliment the dwelling when visible from the public realm.	Development to be designed to achieve high levels of surveillance of public open space to enable casual surveillance and greater interaction between the building and the public realm.
	Ground Floor interface	All Development: - Areas which abut streets and other public spaces should incorporate ground floor uses which promote surveillance of the street and visible indoor activity. - The design of public spaces and adjacent building facades should be considered together. Building facades at ground level should be designed to engage with the public realm (and vice versa) by way of adding interest and permitting sight lines between indoor and outdoor environments to provide visible activity.	Buildings to be designed to contribute to activate streetscapes with high levels of surveillance to promote pedestrian activity and safety.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.3 TERRACE PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	Laneway Lots	All Development: - For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5m that is adjoining and visible from the laneway. - Dwellings should be designed to provide at least one major opening from a habitable room on the dwelling frontage with an outlook to the laneway. Where narrow lot dimensions restrict the ability to achieve this outcome at ground level, the major opening should be provided from a habitable room on an upper storey that achieves vision of the laneway pavement. - For all laneway lots, rubbish bins should be stored on each individual lot and screened from view of the public realm at all times other than collection day.	- To contribute to the visual appeal, comfort and amenity of the streetscape. - To achieve a landscaped character with the potential for trees in deep soil areas. - Building design addresses the laneway frontage and provides opportunity for passive surveillance and social interaction.
	All Lots	All Development: - Buildings should be designed to respond to the function and character of the adjacent public realm, maximising access to natural light and mitigating the potential impact of minimise wind impacts onto the public realm wind, heat gain and glare, supported by relevant technical studies. - Building façades should contribute to streetscape vibrancy through articulation which breaks up massing, visually linking the public and private realm and providing means to passively survey the public realm. - Development responds to the site's level differences and natural topography to maintain engaging streetscape and minimise blank/ retaining walls along edges.	- Buildings to be designed to make a lasting contribution to the quality of the streetscape public realm, implementing an interesting and stimulating facade which integrates with the street level, is safe, universally accessible, sustainable and contributes to effective wayfinding. - New development is respectful of surrounding existing character and making a lasting, complementary contribution to the character and quality of the street it belongs to.
	Corner Locations - As depicted on the Precinct Development Control Diagram	All Development: - Buildings should provide an active and articulated frontage to both streets, secondary frontages should not be treated as back-of-house; include windows, entries, and architectural detailing on both sides. - Where possible, locate the main entrance to address the corner or be clearly visible from both street frontages. - Landscaping should soften building edges and enhance corner presentation without obscuring sightlines. - Use changes in materials, colours, or setbacks to visually break up the scale of the building. - Where appropriate (e.g. mixed-use areas), consider providing entries or semi-public spaces (e.g. seating nodes, small courtyards) that activate the corner.	- Corner lot buildings should contribute positively to the streetscape by addressing both street frontages with active, articulated façades. - Designs should emphasise the corner as a visual focal point, promote passive surveillance, and ensure clear, legible entries. - Built form, fencing, and landscaping should support openness, safety, and visual interest, while vehicle access should be unobtrusive. - Corner buildings should enhance the public realm and strengthen local character.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.3 TERRACE PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Fencing	All Street Frontages	All Development: - All fencing should be designed and constructed of high-quality materials that reflect, or complement the surrounding built form, such as, but not limited to, limestone, masonry, stone, timber, metal or aluminium, or a combination of these. Non-preferred fencing materials include post and rail, wire, or chain-link fencing. Non-Residential Development: - Fencing is not permitted along street boundaries or within front setback areas of non-residential developments.	- Delineation between the public and private realm is achieved primarily through the use of built form, changes in ground level, and landscaping. - Fencing will be designed to maintain passive surveillance of the public realm, while providing privacy and security of individual dwellings and private open spaces.
	Secondary Street Frontage	Residential Development: Fencing should be visually permeable above 0.6 metres, starting from the truncation and continuing for a minimum of 3.0 metres behind the closest part of the dwelling to the secondary street boundary.	
	Laneway Frontage	Residential Development: Where achievable, fencing along a laneway is provided with visually permeable upper portions above 1.2 metres, to a height of 1.8 metres above the finished lot level.	
	Public Open Space Frontage	Residential Development: Fencing should be visually permeable above 1.2 metres, to a height of 1.8 metres above the finished lot level.	

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.4 THE GREEN HEART PRECINCT PROVISIONS

Character Statement

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.

Encircling the park is a diverse mix of medium to high-density residential development, including apartment buildings and mixed-use activity nodes that activate the park edge and offer housing choice for a wide range of household types. Building heights and densities transition to lower intensities toward the precinct's edges to ensure a respectful interface with surrounding neighbourhoods.

A network of distinctive, pedestrian-prioritised streetscapes—including shaded boulevards, quiet mews, and landscaped laneways—enhances walkability and legibility throughout the precinct. These streets integrate visitor parking and reinforce the park's role as the central heart of the community. The Green Heart Precinct offers a bold and inclusive vision for urban living—one that combines housing diversity, environmental sensitivity, and a rich, high-amenity public realm.

Scheme Land Use Categories

All land uses are as per the Scheme.

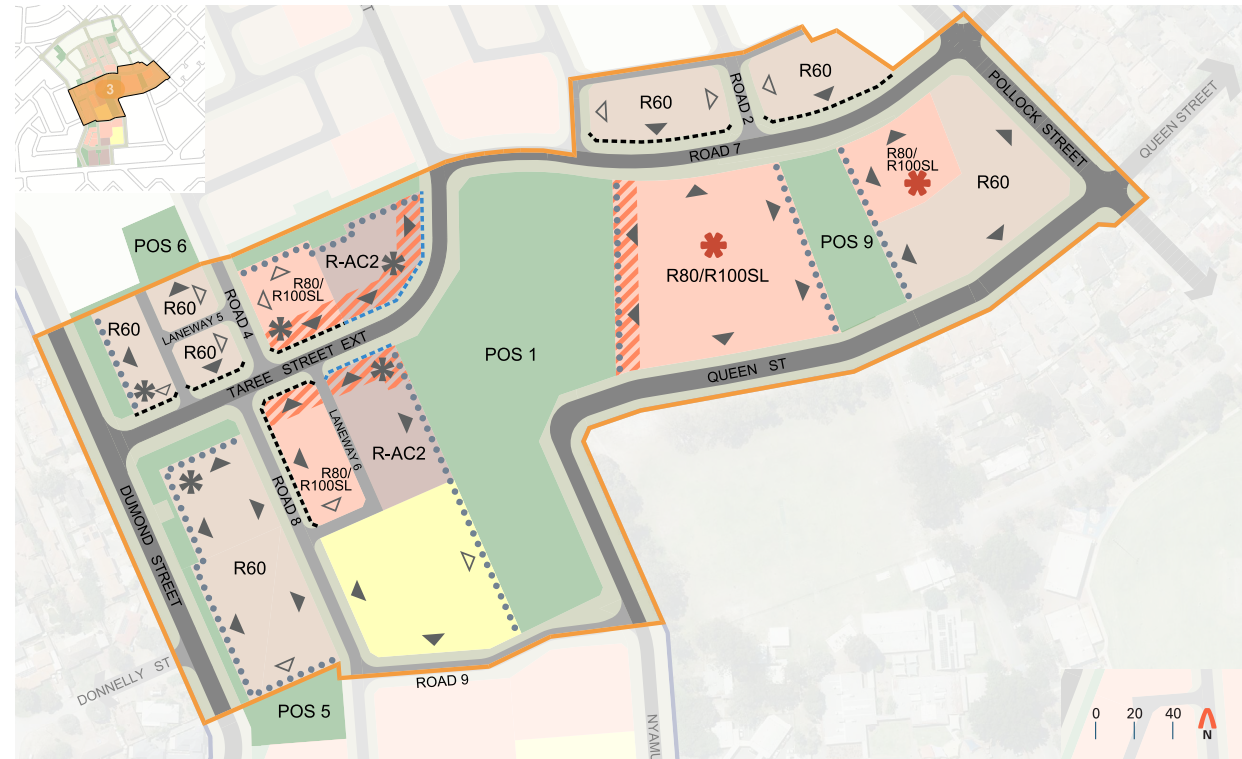
Development Provisions

Developments proposed within the Precinct are to be designed in accordance with the relevant provisions of these Design Guidelines, and the R-Codes, where applicable.

Except where specifically varied by these Guidelines, the design requirements of the R-Codes and their associated 'Element Objectives' and 'Planning Guidance' apply.

For Single and Grouped Dwellings on lots smaller than 100m², refer to R100-SL development standards of the R-Codes.

Development Control Diagram



Legend

— Precinct Boundary

Building Zones

•••• Public Realm Interface – building frontage design requirements

▼ Primary Façade – building orientation, activation, and surveillance

▽ Secondary Façade – building orientation, activation, and surveillance

/// Building Height – minimum two storey height

* Specific Corner Design Requirements

* Innovation Sites – Local Development Plan Required

— R-Code

— Community Purpose

— Publicly Accessible Open Spaces – recreational, active and passive

Movement Network

— No Vehicle Access Permitted

— Vehicle Access permitted where the access point is not dominant within the building facade



2.4 THE GREEN HEART PRECINCT PROVISIONS

Key Controls	Location	Acceptable Outcomes	Design Requirements
Building Height	Taree Street	All Development: - Buildings with a primary frontage to Taree Street and Road Seven are to have a minimum building height of 2 storeys (8 metres) as viewed from the primary street. - Total building height: see other roads requirement below.	Development is to be designed to a human-scale at the lower-levels while achieving sufficient intensity to frame the street, activate the locality and deliver on the character statement for the Precinct.
	Public Open Space No. 1	All Development: - Buildings with a primary frontage to Public Open Space One are to have a minimum building height of 2 storeys (8 metres) as viewed from the open space (as depicted on the Precinct Development Control Diagram). - Total building height: see other roads requirement below.	
	Other roads	Non-Residential Development: - In R60 areas: 3 storeys (13 metres). - In R80 areas: 4 storeys (16 metres). - In R-AC2 areas: 8 storeys (28 metres). Residential Development: - In R60 areas: 3 storeys (13 metres) or as per the relevant provisions of the R-Codes (as amended) - In R80 areas: 4 storeys (16 metres) or as per the relevant provisions of the R-Codes (as amended) - In R-AC2 areas: 8 storeys (28 metres) or as per the relevant provisions of the R-Codes (as amended)	
Public Realm Setbacks	Public Open Space	All Development: - Primary frontage: no less than 3.0 metres measured from public open space boundary (averaging of minimum permitted up to 50% distance of minimum setback where any reduction is compensated for by an equal area of open space located between the setback line and a line drawn parallel to it at twice the setback distance). - Side Boundaries: no less than 1.5 metres measured from public open space boundary (no averaging of minimum permitted).	- Development is to be designed to maximise opportunities for passive visual surveillance of Local Open Space and the public domain. - Development setbacks to POS are to be relatively consistent to achieve articulation datums along POS frontages.
Vehicle Access	All roads	All Development: Crossovers should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth.	To ensure safe pedestrian and cycle movement and provide a high quality public realm.
Vehicle Access	Laneway Lots	All Development: - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Precinct Development Control Diagram.	Development to be designed with the laneway frontage as the dwelling's secondary orientation and the developments primary frontage oriented to the primary street or adjoining public open space if applicable.
Public Realm Interface – Building Design	All public realm interface	Façade Glazing: Mixed Use or Non-Residential developments: 70% of the ground floor frontage is to be clear unobstructed glazing.	To provide high levels of streetscape engagement, enable casual surveillance and greater interaction between the street and the building.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.4 THE GREEN HEART PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	All public realm interface	Lighting: Mixed Use and Non-Residential developments should be provided with lighting to all external areas visible from the public realm and be angled downwards or otherwise shielded, diffused or refracted to provide illumination with minimal glare. Building Entrances: Mixed Use and Non-Residential developments should be designed to incorporate legible, well-lit and clearly visible pedestrian entries to all buildings which front the public realm. Building Services: Non-Residential: Loading docks, waste and service areas should be screened visually from the public realm. Residential: As per the relevant provisions of the R-Codes. Awnings: Mixed Use and Non-Residential developments are to include awnings that: - define and provide weather protection to entries; - are integrated into the facade design; - are consistent with the desired streetscape character; - are a minimum height of 3.0 metres; and - are a minimum depth of 2.0 metres and extend for the entire length of the boundary. Alfresco Design: - Alfresco areas should be unenclosed, except for overhead awnings attached to the adjacent building. - The location of alfresco areas in relation to the footpath (adjacent to the building or the street edge) should follow the established pattern where alfresco exists in the street. Where no alfresco currently exists, alfresco should be located on the street side of the footpath, providing a hard edge against the building to facilitate an unobstructed path of travel. - No permanent structures should be permitted in the public realm. All infrastructure must be removed from the public realm at the end of the business day. - Urban furniture should positively respond to the form and function of the adjacent public realm, enhance safety and amenity, and not impede the growth of vegetation. Storage Location: - For all residential development, the minimum storage requirements of the R-Codes should be located to not be visible from the public realm, incorporating public open space, pedestrian access ways, streets and laneways.	- The provision of outdoor lighting highlights key architectural features and provides visual interest to the urban form as well as enhancing safety and security for occupants and visitors without being visually intrusive or unsympathetic to the desired character of the area. - Plant, equipment and building services should be integrated into the design to ensure these do not have a negative impact on the streetscape or adjoining premises. - To provide a high level of comfort and weather protection to users of the public realm. - Alfresco areas are to contribute to a sense of life and activity in public spaces, providing an active connection between the public and private realm that can be utilised throughout the year, without 'privatising' public spaces. - Alfresco areas are to maintain universal access to buildings and sites, effective pedestrian movement through the public realm and maintain views along the streetscape. - Each dwelling provides adequate, conveniently located storage for large items that are proportionate to the size of the dwelling and located to ensure that it is not visually intrusive when viewed from the public realm.
	Public Open Space	All Development: - For all lots that directly interface with public open space, each dwelling should have at least one habitable room that has a major opening with a clear view of the public open space as well as an outdoor living area located to achieve an unobstructed view of the public open space. - Visually permeable fencing is not to be altered or obscured. - Development should be designed to minimise overshadowing impacts on the adjacent public open space and public realm. - Where outbuildings are proposed, they should be designed and constructed from materials to match or compliment the dwelling when visible from the public realm.	Development to be designed to achieve high levels of surveillance of public open space to enable casual surveillance and greater interaction between the building and the public realm.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.4 THE GREEN HEART PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	Laneway Lots	All Development: - For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5m that is adjoining and visible from the laneway. - Dwellings should be designed to provide at least one major opening from a habitable room on the dwelling frontage with an outlook to the laneway. Where narrow lot dimensions restrict the ability to achieve this outcome at ground level, the major opening should be provided from a habitable room on an upper storey that achieves vision of the laneway pavement. - For all laneway lots, rubbish bins should be stored on each individual lot and screened from view of the public realm at all times other than collection day.	- To contribute to the visual appeal, comfort and amenity of the streetscape. - To achieve a landscaped character with the potential for trees in deep soil areas. - Building design addresses the laneway frontage and provides opportunity for passive surveillance and social interaction.
	All Lots	All Development: - Buildings should be designed to respond to the function and character of the adjacent public realm, maximising access to natural light and mitigating the potential impact of minimise wind impacts onto the public realm wind, heat gain and glare, supported by relevant technical studies. - Building façades should contribute to streetscape vibrancy through articulation which breaks up massing, visually linking the public and private realm and providing means to passively survey the public realm. - Development responds to the site's level differences and natural topography to maintain engaging streetscape and minimise blank/ retaining walls along edges.	- Buildings to be designed to make a lasting contribution to the quality of the streetscape public realm, implementing an interesting and stimulating facade which integrates with the street level, is safe, universally accessible, sustainable and contributes to effective wayfinding. - New development is respectful of surrounding existing character and making a lasting, complementary contribution to the character and quality of the street it belongs to.
	Ground Floor Interface	All Development: - Areas which abut streets and other public spaces should incorporate ground floor uses which promote surveillance of the street and visible indoor activity. - The design of public spaces and adjacent building facades should be considered together. Building facades at ground level should be designed to engage with the public realm (and vice versa) by way of adding interest and permitting sight lines between indoor and outdoor environments to provide visible activity.	Buildings to be designed to contribute to activate streetscapes with high levels of surveillance to promote pedestrian activity and safety.
	Corner Locations – As depicted on the Precinct Development Control Diagram	All Development: - Buildings should provide an active and articulated frontage to both streets, secondary frontages should not be treated as back-of-house; include windows, entries, and architectural detailing on both sides. - Where possible, locate the main entrance to address the corner or be clearly visible from both street frontages. - Landscaping should soften building edges and enhance corner presentation without obscuring sightlines. - Use changes in materials, colours, or setbacks to visually break up the scale of the building. - Where appropriate (e.g. mixed-use areas), consider providing entries or semi-public spaces (e.g. seating nodes, small courtyards) that activate the corner.	- Corner lot buildings should contribute positively to the streetscape by addressing both street frontages with active, articulated façades. - Designs should emphasise the corner as a visual focal point, promote passive surveillance, and ensure clear, legible entries. - Built form, fencing, and landscaping should support openness, safety, and visual interest, while vehicle access should be unobtrusive. - Corner buildings should enhance the public realm and strengthen local character.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.4 THE GREEN HEART PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Fencing	All Street Frontages	All Development: - All fencing should be designed and constructed of high-quality materials that reflect, or complement the surrounding built form, such as, but not limited to, limestone, masonry, stone, timber, metal or aluminium, or a combination of these. Non-preferred fencing materials include post and rail, wire, or chain-link fencing. Non-Residential Development: - Fencing is not permitted along street boundaries or within front setback areas of non-residential developments.	- Delineation between the public and private realm is achieved primarily through the use of built form, changes in ground level, and landscaping. - Fencing will be designed to maintain passive surveillance of the public realm, while providing privacy and security of individual dwellings and private open spaces.
	Secondary Street Frontage	Residential Development: Fencing should be visually permeable above 0.6 metres, starting from the truncation and continuing for a minimum of 3.0 metres behind the closest part of the dwelling to the secondary street boundary.	
	Laneway Frontage	Residential Development: Where achievable, fencing along a laneway is provided with visually permeable upper portions above 1.2 metres, to a height of 1.8 metres above the finished lot level.	
	Public Open Space Frontage	Residential Development: Fencing should be visually permeable above 1.2 metres, to a height of 1.8 metres above the finished lot level.	
Local Development Plan	Innovation Site and Bentley Community Site	Local Development Plans should address the following: - Align with the overarching planning framework and strategic objectives; - Demonstrate how the proposal incorporates innovative or best-practice design principles; - Address key planning considerations such as built form, interface with public realm, access, and sustainability etc.; - Include mechanisms for review and adaptation to evolving design standards; - Include the applicable R-Code or residential development requirements; and - Consideration of non-residential development requirements (if applicable).	Unique development guidance beyond the R-Codes – design-led outcome of architect, landscape, and urban design for an integrated, exceptional quality outcome. - Designated Innovation sites should be planned through a Local Development Plan, with design parameters responding to site-specific conditions and development intent. It should include tailored outcomes that adapt to evolving opportunities and strategic directions, supporting development that tests and implements cutting edge urban design, technology, and sustainable practices. - The Local Development Plan should provide unique development guidance beyond the R-Codes, delivering design-led outcomes through integrated architecture, landscape, and urban design. The intent is to achieve a cohesive, high-quality environment that reflects innovation and exceptional design standards.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.5 ACTIVITY PRECINCT PROVISIONS

Character Statement

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.

A lively main street and potential central plaza will support placemaking and social connection, with a broad mix of residential, retail, commercial, office, and hospitality uses delivering local services and employment opportunities. The precinct will accommodate a range of housing options—including higher-intensity apartments and a reduced mix of medium-density homes such as terraces, compact corner dwellings, and micro-lots—to support affordability and diversity.

Shaded, tree-lined streets and pedestrian-friendly design will ensure a safe, walkable environment, with strong links to Manning Road public transport. Parks will be located to retain significant trees, contributing to the precinct's green character and public amenity. The Activity Precinct offers a connected, mixed-use community hub that supports both vibrant urban life and residential liveability.

Scheme Land Use Categories

All land uses are as per the Scheme.

Development Provisions

Developments proposed within the Precinct are to be designed in accordance with the relevant provisions of these Design Guidelines, and the R-Codes, where applicable.

Except where specifically varied by these Guidelines, the design requirements of the R-Codes and their associated 'Element Objectives' and 'Planning Guidance' apply.

For Single and Grouped Dwellings on lots smaller than 100m², refer to R100-SL development standards of the R-Codes.

Development Control Diagram



Legend

Precinct Boundary

Building Zones

Public Realm Interface - building frontage design requirements

Primary Façade - building orientation, activation, and surveillance

Secondary Façade - building orientation, activation, and surveillance

Building Height - minimum two storey height

Specific Corner Design Requirements

Innovation Sites - Local Development Plan Required

R-Code

Community Purpose

Publicly Accessible Open Spaces - recreational, active and passive

Movement Network

No Vehicle Access Permitted

Vehicle Access permitted where the access point is not dominant within the building facade



2.5 ACTIVITY PRECINCT PROVISIONS

Key Controls	Location	Acceptable Outcomes	Design Requirements
Building Height	Road 8, 10 and Public Open Space 4	All Development: Where depicted on the Precinct Development Control Diagram, all buildings are to have a minimum building height of 2-storeys (8 metres) as viewed from the adjoining public realm, incorporating public open space, pedestrian access ways, streets and laneways.	Development is to be designed to a human-scale at the lower-levels while achieving sufficient intensity to frame the street, activate the locality and deliver on the character statement for the Precinct.
	Other roads	Non-Residential Development: - In R80 areas: 4 storeys (16 metres). - In R-AC2 areas: 8 storeys (28 metres). Residential Development: - In R80 areas: 4 storeys (16 metres) or as per the relevant provisions of the R-Codes (as amended) - In R-AC2 areas: 8 storeys (28 metres) or as per the relevant provisions of the R-Codes (as amended)	Development is to be designed to a human-scale at the lower-levels while achieving sufficient intensity to frame the street, activate the locality and deliver on the character statement for the Precinct.
Public Realm Setbacks	Public Open Space No. 3, 4 and 5	All Development: Primary Frontage: A minimum setback of 3.0 metres should be provided from the public open space boundary. A reduction of up to 50% may be allowed, provided the average setback along the frontage is no less than 3.0 metres, and any encroachment into the setback is offset by an equivalent area of open space located between the minimum setback line and a line twice that distance (6.0 metres) from the boundary. Side Boundaries: No less than 1.5 metres measured from public open space boundary (no averaging of minimum permitted).	- Development is to be designed to maximise opportunities for passive visual surveillance of Local Open Space and the public domain. - Development setbacks to public open space are to be relatively consistent to achieve articulation datums along public open space frontages.
Vehicle Access	All roads	All Development: Crossovers should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth.	To ensure safe pedestrian and cycle movement and provide a high quality public realm.
	Laneway Lots	All Development: - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Development Control Diagram.	Development is to be designed at these prominent locations with appropriate intensity to frame these key streets, activate the precinct and deliver on the character statement objectives for the precinct.
Public Realm Interface – Building Design	All public realm interface	Façade Glazing: Mixed Use or Non-Residential developments: 70% of the ground floor frontage is to be clear unobstructed glazing.	To provide high levels of streetscape engagement, enable casual surveillance and greater interaction between the street and the building.
		Lighting: Mixed Use and Non-Residential developments should be provided with lighting to all external areas visible from the public realm and be angled downwards or otherwise shielded, diffused or refracted to provide illumination with minimal glare.	The provision of outdoor lighting highlights key architectural features and provides visual interest to the urban form as well as enhancing safety and security for occupants and visitors without being visually intrusive or unsympathetic to the desired character of the area.
		Building Entrances: Mixed Use and Non-Residential developments should be designed to incorporate legible, well-lit and clearly visible pedestrian entries to all buildings which front the public realm.	

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.5 ACTIVITY PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	All public realm interface	Building Services: Non-Residential: Loading docks, waste and service areas should be screened visually from the public realm. Residential: As per the relevant provisions of the R-Codes.	Plant, equipment and building services should be integrated into the design to ensure these do not have a negative impact on the streetscape or adjoining premises.
		Awnings: Mixed Use and Non-Residential developments are to include awnings that: - define and provide weather protection to entries; - are integrated into the facade design; - are consistent with the desired streetscape character; - are a minimum height of 3.0 metres; and - are a minimum depth of 2.0 metres and extend for the entire length of the boundary.	To provide a high level of comfort and weather protection to users of the public realm.
		Alfresco Design: - Alfresco areas should be unenclosed, except for overhead awnings attached to the adjacent building. - The location of alfresco areas in relation to the footpath (adjacent to the building or the street edge) should follow the established pattern where alfresco exists in the street. Where no alfresco currently exists, alfresco should be located on the street side of the footpath, providing a hard edge against the building to facilitate an unobstructed path of travel. - No permanent structures should be permitted in the public realm. All infrastructure must be removed from the public realm at the end of the business day. - Urban furniture should positively respond to the form and function of the adjacent public realm, enhance safety and amenity, and not impede the growth of vegetation.	- Alfresco areas are to contribute to a sense of life and activity in public spaces, providing an active connection between the public and private realm that can be utilised throughout the year, without 'privatising' public spaces. - Alfresco areas are to maintain universal access to buildings and sites, effective pedestrian movement through the public realm and maintain views along the streetscape.
		Storage Location: For all residential development, the minimum storage requirements of the R-Codes should be located to not be visible from the public realm, incorporating public open space, pedestrian access ways, streets and laneways.	Each dwelling provides adequate, conveniently located storage for large items that are proportionate to the size of the dwelling and located to ensure that it is not visually intrusive when viewed from the public realm.
	Public Open Space	All Development: - For all lots that directly interface with public open space, each dwelling should have at least one habitable room that has a major opening with a clear view of the public open space as well as an outdoor living area located to achieve an unobstructed view of the public open space. - Visually permeable fencing is not to be altered or obscured. - Development should be designed to minimise overshadowing impacts on the adjacent public open space and public realm. - Where outbuildings are proposed, they should be designed and constructed from materials to match or compliment the dwelling when visible from the public realm.	Development to be designed to achieve high levels of surveillance of public open space to enable casual surveillance and greater interaction between the building and the public realm.
	Primary Frontages - Development Control Diagram	Parking (ground): Parking should be sleeved behind the building adjacent the Main Street/Primary frontage.	Ensure that on-site vehicle parking and access are appropriately located to minimise adverse visual impact on the streetscape and the adjacent public open space.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.5 ACTIVITY PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	Laneway Lots	All Development: - For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5m that is adjoining and visible from the laneway. - Dwellings should be designed to provide at least one major opening from a habitable room on the dwelling frontage with an outlook to the laneway. Where narrow lot dimensions restrict the ability to achieve this outcome at ground level, the major opening should be provided from a habitable room on an upper storey that achieves vision of the laneway pavement. - For all laneway lots, rubbish bins should be stored on each individual lot and screened from view of the public realm at all times other than collection day.	- To contribute to the visual appeal, comfort and amenity of the streetscape. - To achieve a landscaped character with the potential for trees in deep soil areas. - Building design addresses the laneway frontage and provides opportunity for passive surveillance and social interaction.
	Ground Floor interface	All Development: - Areas which abut streets and other public spaces should incorporate ground floor uses which promote surveillance of the street and visible indoor activity. - The design of public spaces and adjacent building facades should be considered together. Building facades at ground level should be designed to engage with the public realm (and vice versa) by way of adding interest and permitting sight lines between indoor and outdoor environments to provide visible activity.	Buildings to be designed to contribute to activate streetscapes with high levels of surveillance to promote pedestrian activity and safety.
	Corner Locations – As depicted on the Precinct Development Control Diagram	All Development: - Buildings should provide an active and articulated frontage to both streets, secondary frontages should not be treated as back-of-house; include windows, entries, and architectural detailing on both sides. - Where possible, locate the main entrance to address the corner or be clearly visible from both street frontages. - Landscaping should soften building edges and enhance corner presentation without obscuring sightlines. - Use changes in materials, colours, or setbacks to visually break up the scale of the building. - Where appropriate (e.g. mixed-use areas), consider providing entries or semi-public spaces (e.g. seating nodes, small courtyards) that activate the corner.	- Corner lot buildings should contribute positively to the streetscape by addressing both street frontages with active, articulated façades. - Designs should emphasise the corner as a visual focal point, promote passive surveillance, and ensure clear, legible entries. - Built form, fencing, and landscaping should support openness, safety, and visual interest, while vehicle access should be unobtrusive. - Corner buildings should enhance the public realm and strengthen local character.
	All Lots	All Development: - Buildings should be designed to respond to the function and character of the adjacent public realm, maximising access to natural light and mitigating the potential impact of minimise wind impacts onto the public realm wind, heat gain and glare, supported by relevant technical studies. - Building façades should contribute to streetscape vibrancy through articulation which breaks up massing, visually linking the public and private realm and providing means to passively survey the public realm. - Development responds to the site's level differences and natural topography to maintain engaging streetscape and minimise blank/ retaining walls along edges.	- Buildings to be designed to make a lasting contribution to the quality of the streetscape public realm, implementing an interesting and stimulating facade which integrates with the street level, is safe, universally accessible, sustainable and contributes to effective wayfinding. - New development is respectful of surrounding existing character and making a lasting, complementary contribution to the character and quality of the street it belongs to.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.5 ACTIVITY PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Public Realm Interface – Building Design	Pedestrian Boulevard- As depicted on the Precinct Development Control Diagram	All Development: - Where accessways are available for public use outside the normal business hours: - tenancies facing the accessway should include food and beverage, retail outlets or other uses to support activation in the evening, early mornings and weekends; - Crime Prevention Through Environmental Design (CPTED) principles are employed including the provision of passive surveillance from balconies and windows overlooking the accessway (see the WAPC Designing Out Crime Design Guidelines Safer Places by Design Crime Prevention through Environmental Design Planning Guidelines (as amended)); and - lighting is provided as a key feature of the accessway to promote a safe, well-lit environment. - If an accessway is not open to the public outside of normal business hours, the accessway is secured through high-quality and visually permeable fencing with restricted access provided to residents and/or tenants.	Pedestrian accessways through development sites will contribute to an interesting and legible pedestrian network, facilitating safe and convenient access throughout the Bentley Redevelopment Area. Where pedestrian access is proposed through a site, access should be in the form of open laneways rather than enclosed malls.
Fencing	All Street Frontages	All Development: - All fencing should be designed and constructed of high-quality materials that reflect, or complement the surrounding built form, such as, but not limited to, limestone, masonry, stone, timber, metal or aluminium, or a combination of these. Non-preferred fencing materials include post and rail, wire, or chain-link fencing. Non-Residential Development: - Fencing is not permitted along street boundaries or within front setback areas of non-residential developments.	- Delineation between the public and private realm is achieved primarily through the use of built form, changes in ground level, and landscaping. - Fencing will be designed to maintain passive surveillance of the public realm, while providing privacy and security of individual dwellings and private open spaces.
	Secondary Street Frontage	Residential Development: Fencing should be visually permeable above 0.6 metres, starting from the truncation and continuing for a minimum of 3.0 metres behind the closest part of the dwelling to the secondary street boundary.	
	Laneway Frontage	Residential Development: Where achievable, fencing along a laneway is provided with visually permeable upper portions above 1.2 metres, to a height of 1.8 metres above the finished lot level.	
	Public Open Space Frontage	Residential Development: Fencing should be visually permeable above 1.2 metres, to a height of 1.8 metres above the finished lot level.	

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



2.5 ACTIVITY PRECINCT PROVISIONS (CONTINUED)

Key Controls	Location	Acceptable Outcomes	Design Requirements
Local Development Plan Potential	Innovation Site Sub-Precinct	Local Development Plans should address the following: - Align with the overarching planning framework and strategic objectives; - Demonstrate how the proposal incorporates innovative or best-practice design principles; - Address key planning considerations such as built form, interface with public realm, access, and sustainability etc.; - Include mechanisms for review and adaptation to evolving design standards; - Include the applicable R-Code or residential development requirements; and - Consideration of non-residential development requirements (if applicable).	- Unique development guidance beyond the R-Codes—design-led outcome of architect, landscape, and urban design for an integrated, exceptional quality outcome. - Designated Innovation sites should be planned through a Local Development Plan, with design parameters responding to site-specific conditions and development intent. It should include tailored outcomes that adapt to evolving opportunities and strategic directions, supporting development that tests and implements cutting edge urban design, technology, and sustainable practices. - The Local Development Plan should provide unique development guidance beyond the R-Codes, delivering design-led outcomes through integrated architecture, landscape, and urban design. The intent is to achieve a cohesive, high-quality environment that reflects innovation and exceptional design standards.
Community Site	Chung Wah Site	Existing Approved Local Development Plan: The Design Controls contained upon the approved Local Development Plan (LDP) for the site, replace any conflicting design requirements contained within these design guidelines.	Development to be designed ensuring consistency and alignment with previously endorsed planning outcomes following the determination of the Scheme.

**For further design guidance refer to the relevant Element Objectives and Planning Guidance in the R-Codes.



Part 3

Public Realm



3.1 PUBLIC OPEN SPACE

Design Requirement

- The public open space design is well-considered and **will incorporate diverse cultural perspectives and experiences** to ensure long-term success, enjoyment, and public engagement with the place.
- All structures, regardless of permanence, will be of a high quality, reflective of the character of the area and include robust and durable materials which reduce maintenance requirements and is reflective of the colours and materials identified for the **Project Area Redevelopment Area**.
- Future planning and design of the diverse range of new parks should be guided by the following overarching design requirement:

Design for Community

- **Preserve and Enhance Community Heritage and Identity** - Understand, protect, and celebrate local heritage and cultural identity.
- **Promote Active, Safe, and Comfortable Mobility** - Design open spaces and streets that are activated, shaded, and safe to encourage walking, cycling, and public movement.
- **Ensure Inclusive and Accessible Environments** - Apply universal design principles to enhance accessibility, public space amenity, and intuitive wayfinding for all users.
- **Support Community Health and Wellbeing** - Incorporate spaces and features that support play, physical activity, relaxation, social interaction, and connection to nature.

Nature Positive Design

- **Support Ecological Restoration and Local Biodiversity** - Design landscapes and environments that restore and enhance natural ecosystems and native habitats.
- **Enhance Urban Greening Through Tree Canopy Retention and Growth** - Preserve existing trees and increase canopy cover to improve urban microclimates and biodiversity.
- **Implement Waterwise Design Practices** - Use water-efficient plant species, improve soil health, and apply sustainable irrigation strategies to reduce water consumption.
- **Maximise Resource Reuse and Circular Design** - Incorporate salvaged or recycled materials in the built environment to reduce waste and environmental impact.



Legend

Public open space



Acceptable Outcomes

The Bentley Redevelopment Area is to include a variety of public open spaces that serve a diverse range of functions. Public Open Space are to retain significant habitat trees, provide for endemic planting to promote biodiversity and incorporate water-sensitive urban design strategies. These spaces are intended to support a vibrant and engaged community and should adhere to the vision outlined in the Master Plan and its Landscape Master Plan Strategy. The different types of open space are detailed below.

Central Meeting Place (Public Open Space 1)

- A vibrant, multi-functional heart of the community that supports social, recreational, and commercial activities, enhancing community interaction and engagement. Design of the public open space will accommodate a variety of uses such as informal sports, fitness groups, markets, small events, and social activity, ensuring the space is adaptable to changing community needs over time.

Active Community Gathering Space (Public Open Space 2 and 3)

- A recreationally focused public open space that supports active lifestyles, social gatherings, and community events.

Civic Activation Space (Public Open Space 4)

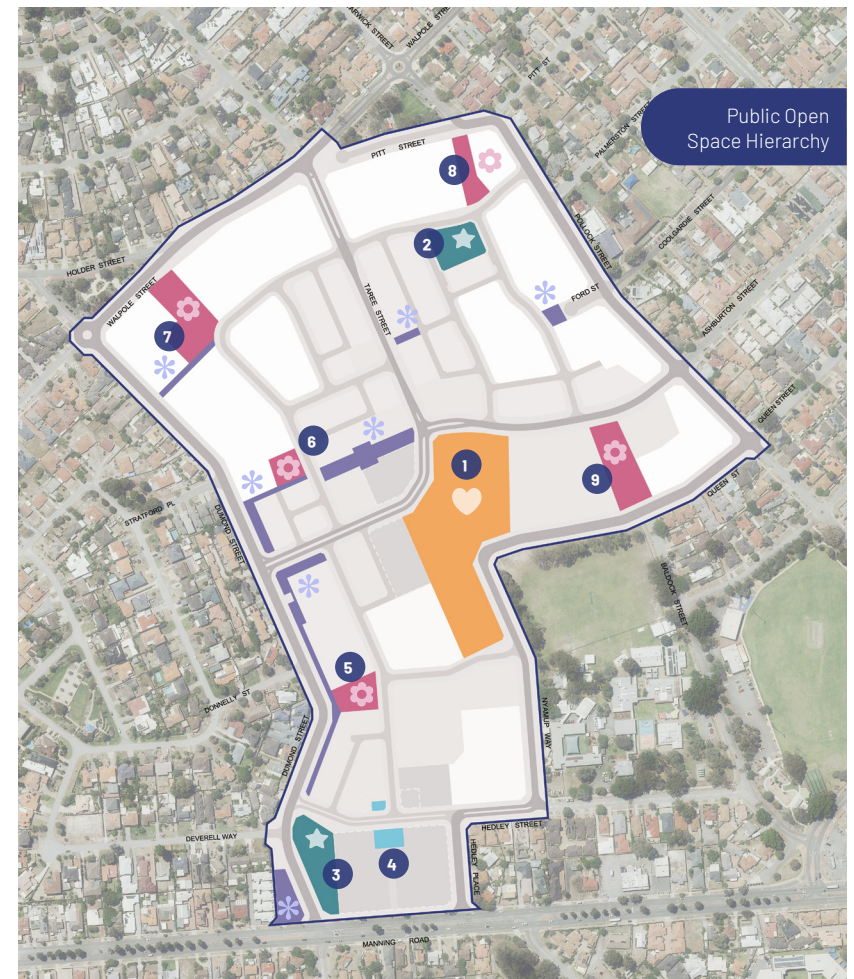
- An urban setting activated by vibrant cafe and restaurant frontages, with inviting spaces to pause and relax.

Local Parks with Mature Tree Celebration (Public Open Space 5 to 9)

- Smaller-scale green spaces that retain existing mature trees, providing shade, biodiversity, and opportunities for passive recreation.

Green Linkages and Relaxation Spaces

- A network of well-designed public spaces that provide safe, accessible connections between different precincts while also offering areas for passive recreation and social interaction.



Legend

- Local Parks with Mature Tree Celebration
- Green Linkages and Relaxation Spaces
- Central Meeting Place

- Active Community Gathering Space
- Civic Activation Space



3.2 STREETScape

Design Requirements

The streetscape is envisioned as a safe, green, and people-focused environment that supports walkability, active transport, and community connection within a low-speed setting.

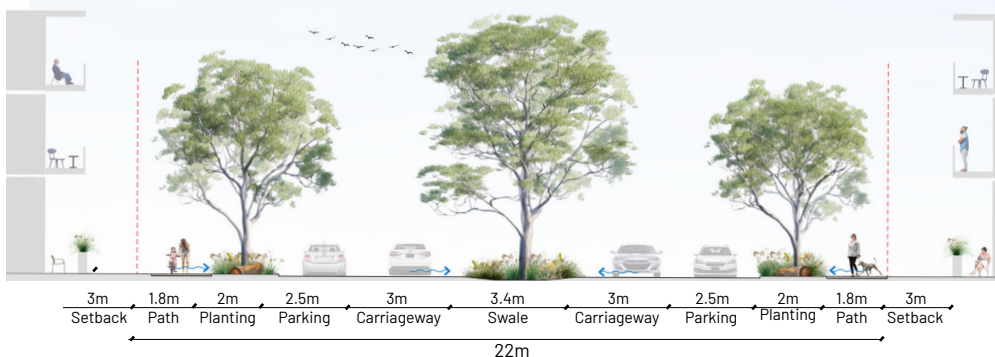
Wide footpaths and pedestrian-friendly design will ensure safe movement for all users, while parking embayments in key medium-density areas will accommodate vehicles without disrupting amenity.

The design will retain existing trees where possible and introduce extensive street tree planting to increase canopy cover, enhance ecological linkages, and create a cool, shaded microclimate.

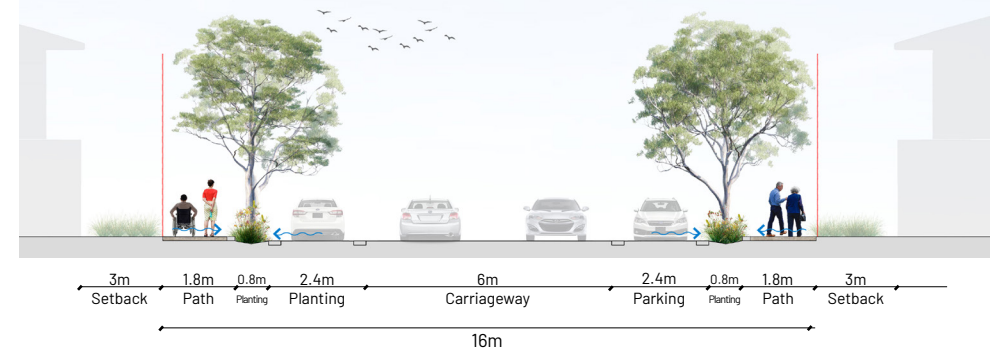
Water-sensitive urban design features—such as swales, tree pits, permeable paving, and verge gardens—will manage stormwater on-site, support biodiversity, and promote a more resilient urban landscape.

These streetscapes will contribute to a healthy, attractive, and climate-responsive public realm that balances movement, ecology, and community life.

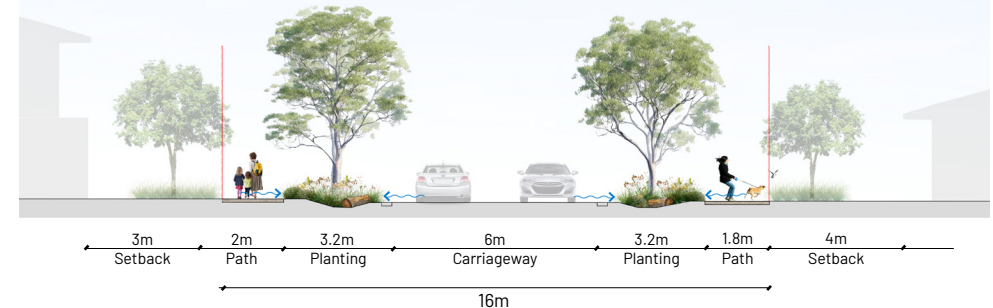
A Connector Road - Boulevard



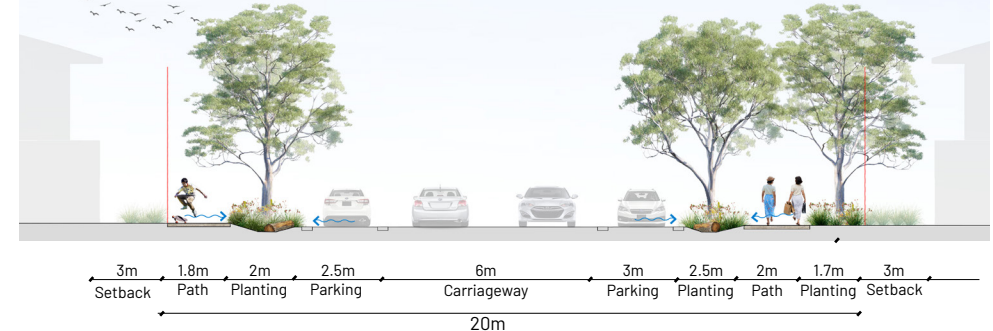
B Local Access Street - Terrace Homes and Street Parking



C Local Access Street - Front Garaging



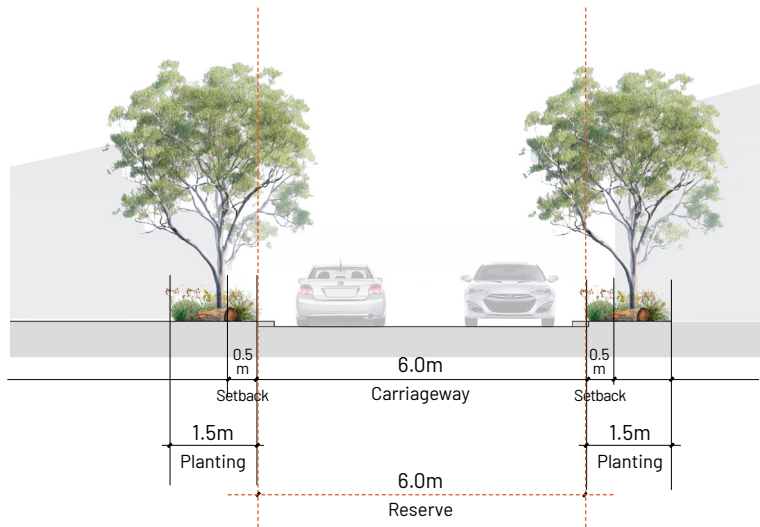
D Connector Road - Arborway and Street Parking



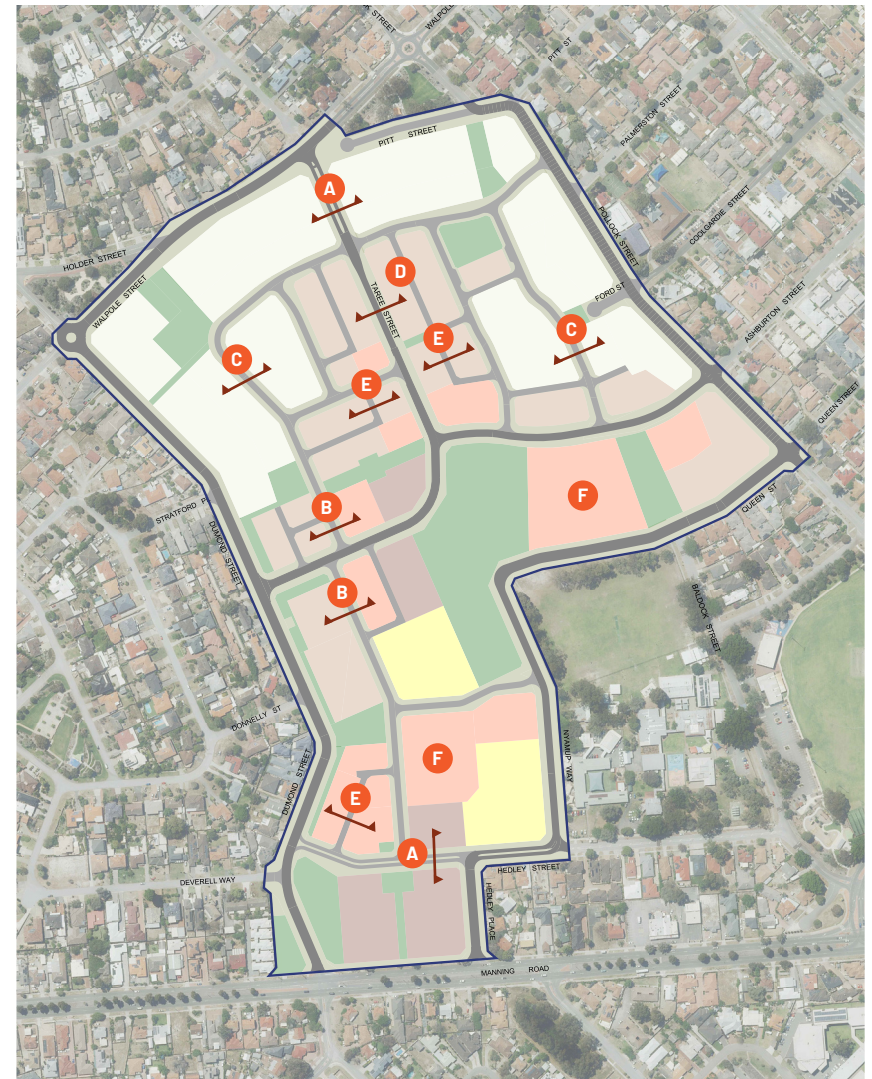
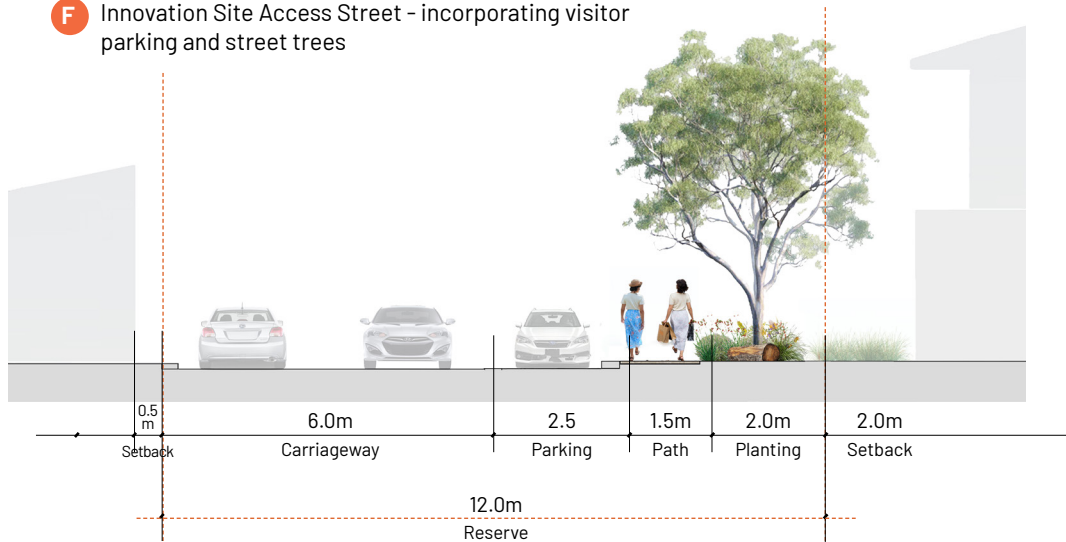
The cross sections are indicative of the road types which may be delivered within the redevelopment area. Individual road designs will be refined at detailed design stage.



E Laneway - incorporating private landscaping



F Innovation Site Access Street - incorporating visitor parking and street trees



Cross section location map

The cross sections are indicative of the road types which may be delivered within the redevelopment area. Individual road designs will be refined at detailed design stage.



Part 4

Appendices



APPENDIX 1 - SCHEDULE OF AMENDMENTS TO THE RESIDENTIAL DESIGN CODES

VOLUME 1

Appendix 1 - Volume 1 details those acceptable outcomes of the R-Codes Volume 1 that have been changed by this Design Guidelines. All other provisions of the R-Codes Volume 1 not detailed in this table is as per the R-Codes and still applies. R-Codes Volume 1 applies to all single dwellings (houses) in the Redevelopment Area in addition to the requirements listed in the Design Guidelines.

Development Standard	Acceptable Outcome	Amend/Replace/ Augment	Policy Provision
Street setback	R-Codes Part B 5.1.2	Replace R-Codes Part B	TRANSITION PRECINCT - Where depicted on the Precinct Development Control Diagram, the primary street building setback shall be no less than 3.0m (averaging permitted). - Where depicted on the Precinct Development Control Diagram, the primary street building setback shall be no less than 4.0m (averaging permitted).
Laneway setback	R-Codes Part B 5.1.2 and R-Codes Part C 3.3	Augment R-Codes Part B and Part C	ALL PRECINCTS Buildings with a laneway frontage shall have a building setback no less than 0.5m (no averaging permitted).
Lot boundary setback to public open space	R-Codes Part B 5.1.3 and R-Codes Part C 3.4	Augment R-Codes Part B and Part C	ALL PRECINCTS - Buildings with a primary frontage to Public Open Space shall have a building setback no less than 3.0m (as depicted on the Precinct Development Control Diagram and Provisions table). Averaging of this minimum is permitted subject to the details of the provisions table. - Buildings with a side boundary or secondary frontage to Public Open Space shall have a building setback no less than 1.5m (as depicted on the Precinct Development Control Diagram and Provisions table) No averaging permitted.
Building height	R-Codes Part B 5.1.6 and R-Codes Part C 3.2	Augment R-Codes Part B and Part C	TERRACE PRECINCT - Buildings with a primary frontage to Taree Street and Road Seven are to have a minimum building height of 2-storeys as viewed from the primary street (as depicted on the Precinct Development Control Diagram). - Buildings with a primary frontage to the linear open space are to have a minimum building height of 2-storeys as viewed from the open space (as depicted on the Precinct Development Control Diagram). GREEN HEART PRECINCT - Buildings with a primary frontage to Taree Street and Road Seven are to have a minimum building height of 2-storeys as viewed from the primary street (as depicted on the Precinct Development Control Diagram). - Buildings with a primary frontage to Public Open Space No. 1 are to have a minimum building height of 2-storeys as viewed from the open space (as depicted on the Precinct Development Control Diagram). ACTIVITY PRECINCT - Where depicted on the Precinct Development Control Diagram, buildings are to have a minimum building height of 2-storeys as viewed from the public realm.



VOLUME 1 (CONTINUED)

Development Standard	Acceptable Outcome	Amend/Replace/ Augment	Policy Provision
Surveillance	R-Codes Part B 5.2.3 and R-Codes Part C 3.6	Augment R-Codes Part B and Part C	ALL PRECINCTS - For all lots that directly interface with Public Open Space, each dwelling should provide at least one habitable room that has a major opening with a clear view of the public open space. - For all lots that interface with a laneway, each dwelling should provide at least one habitable room that has a major opening with a clear view of the laneway. Where narrow lot dimensions restrict the ability to achieve this outcome at ground level, the major opening should be provided from a habitable room on an upper storey that achieves vision of the laneway pavement.
Storage	R-Codes Part B 5.4.4 and R-Codes Part C 2.1	Augment R-Codes Part B and Part C	ALL PRECINCTS The minimum storage requirements of the R-Codes should be located to not be visible from the public realm.
Public Realm Interface (street walls and fences)	R-Codes Part B 5.2.4 and R-Codes Part C 3.6	Augment R-Codes Part B and Part C	ALL PRECINCTS - Secondary Street Frontage - Fencing should be visually permeable above 0.6 metres, starting from truncation and continuing for a minimum of 3.0 metres behind the closest part of the dwelling to the secondary street boundary. - Laneway Frontage - Where achievable, fencing along a laneway is provided with visually permeable upper portions above 1.2 metres, to a maximum height of 1.8 metres above the finished lot level. - Public Open Space Frontage - Fencing should be visually permeable above 1.2 metres, to a height of 1.8 metres above the finished lot level. - Where visually permeable fencing is installed, the fencing shall not be altered or obscured.
Trees and landscaping	R-Codes Part B 5.3.2 and R-Codes Part C1.2	Augment R-Codes Part B and Part C	ALL PRECINCTS For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5m that is adjoining and visible from the laneway.
Vehicular Access	R-Codes Part B 5.3.5 and R-Codes Part C 3.7	Augment R-Codes Part B and Part C	ALL PRECINCTS - Crossovers to all roads should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth. - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Precinct Development Control Diagram.



VOLUME 1 (CONTINUED)

Development Standard	Acceptable Outcome	Amend/Replace/ Augment	Policy Provision
Solar Access for Adjoining Sites	R-Codes Part B 5.4.2 and R-Codes Part C 3.9	Augment R-Codes Part B and Part C	ALL PRECINCTS Development should be designed to minimise overshadowing impacts on the adjacent public open space and public realm.
Parking	R-Codes Part B 5.3.3 and R-Codes Part C 1.2 and 2.3	Augment R-Codes Part B and Part C	ALL PRECINCTS - Ground floor parking is to be sleeved by active uses to primary street frontages or public open space and screened from public view where located on secondary frontages. - At the first floor and above only, innovative architectural treatments or public art that screens the parking may be acceptable where it is designed as an integral component of the development and contributes positively to the public realm. - Shade trees are to be provided to all grade car parks at a minimum rate of one tree to two car bays. - Car parking areas for grouped and multiple dwellings and mixed uses should be designed to allow for the future provision of electric charging for electric vehicles. - Basement parking is designed with consideration to ground levels across the site and does not protrude more than one metre above natural ground level at any point, to minimise blank walls and prevent a negative visual impact on the public realm.



APPENDIX 1 - SCHEDULE OF AMENDMENTS TO THE RESIDENTIAL DESIGN CODES (CONT)

VOLUME 2

Appendix 1 - Volume 2 details those acceptable outcomes of the R-Codes Volume 2 that have been changed by this Design Guidelines. All other provisions of the R-Codes Volume 2 not detailed in this table is as per the R-Codes and still applies. R-Codes Volume 2 does not apply to all single dwellings (houses) in the Redevelopment Area.

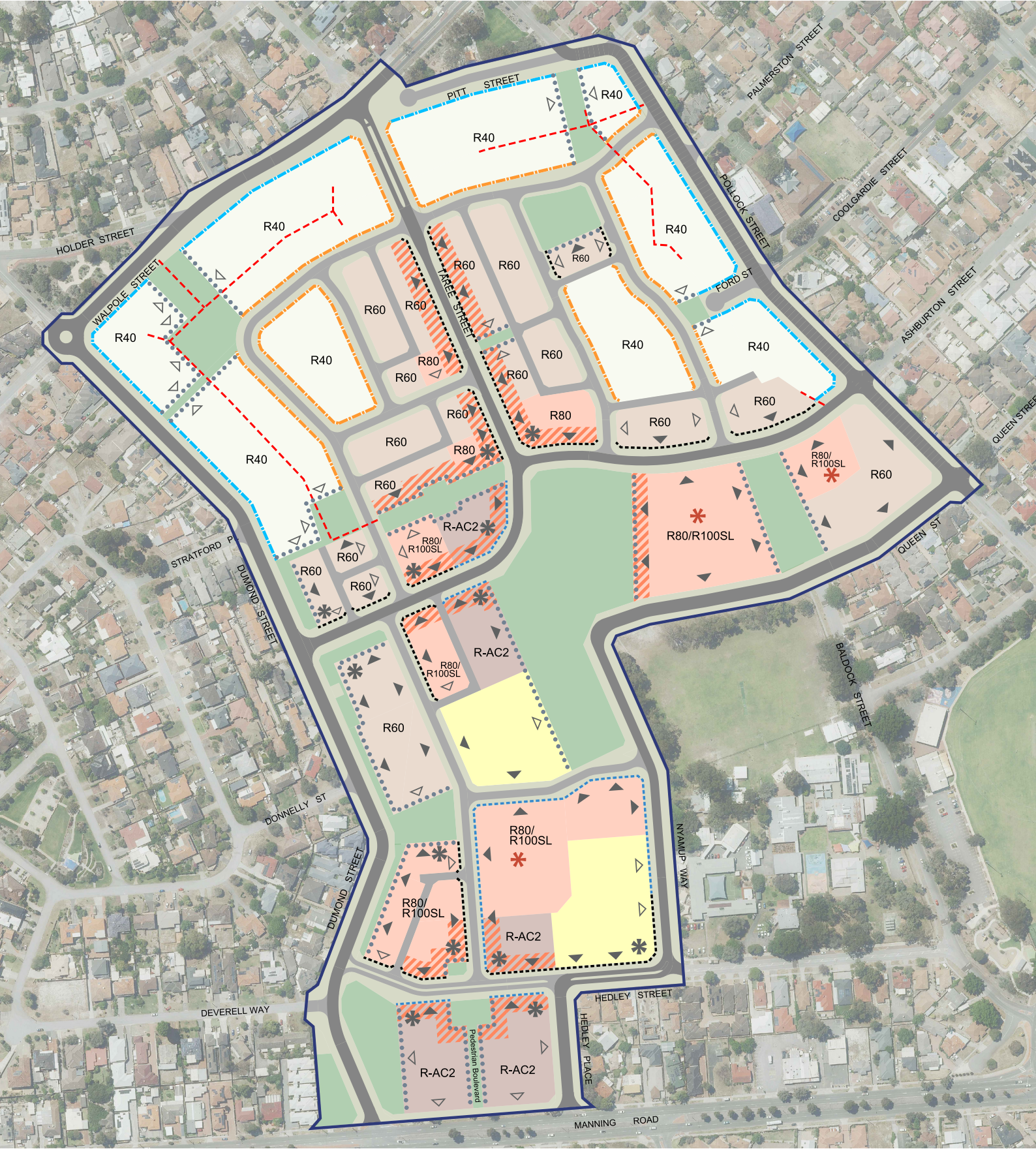
Development Standard	Acceptable Outcome	Amend/Replace/ Augment	Policy Provision
Laneway setback	2.1 and 2.3	Augment R-Codes	ALL PRECINCTS Buildings with a laneway frontage shall have a building setback no less than 0.5m (no averaging permitted).
Lot boundary setback to public open space	2.3 and 2.4	Augment R-Codes	ALL PRECINCTS - Buildings with a primary frontage to Public Open Space shall have a building setback no less than 3.0m (as depicted on the Precinct Development Control Diagram and Provisions table). Averaging of this minimum is permitted subject to the details of the provisions table. - Buildings with a side boundary or secondary frontage to Public Open Space shall have a building setback no less than 1.5m (as depicted on the Precinct Development Control Diagram and Provisions table) No averaging permitted.
Building Height	2.2 and Table 2.1	Augment R-Codes	ALL PRECINCTS - Multiple Dwelling development in R80 areas is permitted to a maximum height of 4 storeys and 16m. - Multiple Dwelling development in R-AC2 areas is permitted to a maximum height of 8 storeys and 28m.
Landscaping	2.3 and 4.12	Augment R-Codes	ALL PRECINCTS Buildings with a laneway frontage should incorporate soft landscaping areas with a minimum dimension of 1.5m that is adjoining and visible from the laneway.
Vehicular Access	3.8	Augment R-Codes	ALL PRECINCTS - Crossovers to all roads should be situated to avoid damage to existing street trees and provide sufficient clearance to allow for root and canopy growth. - All lots that have an adjoining laneway should achieve vehicle access via that laneway only. - Crossover locations should accord with the Vehicle Access notations on the Precinct Development Control Diagram.



VOLUME 2 (CONTINUED)

Development Standard	Acceptable Outcome	Amend/Replace/ Augment	Policy Provision
Car Parking	3.9	Augment R-Codes	ALL PRECINCTS - Ground floor parking is to be sleeved by active uses to primary street frontages or public open space and screened from public view where located on secondary frontages. - At the first floor and above only, innovative architectural treatments or public art that screens the parking may be acceptable where it is designed as an integral component of the development and contributes positively to the public realm. - Car parking areas for grouped and multiple dwellings and mixed uses should be designed to allow for the future provision of electric charging for electric vehicles.
Car Parking	3.9	Replace R-Codes A3.9.9	ALL PRECINCTS Shade trees are to be provided to all at-grade car parks at a minimum rate of one tree to two car bays.

APPENDIX 2 - DEVELOPMENT CONTROL DIAGRAM FOR ALL PRECINCTS



Legend

Building Zones

- Public Realm Interface - building frontage design requirements
- Primary Façade - building orientation, activation, and surveillance
- Secondary Façade - building orientation, activation, and surveillance
- Building Height - minimum two storey height
- Specific Corner Design Requirements
- Innovation Sites - Local Development Required

- Sewer Main Easement - existing
- R-AC2
- R80/R100-SL (*SL - Small lot)
- R60
- R40
- Community Purpose
- Publicly Accessible Open Spaces - recreational, active and passive

Movement Network

- No Vehicle Access Permitted
- Vehicle Access permitted where the access point is not dominant within the building facade

APPENDIX 3 – SINGLE DWELLING SUSTAINABILITY CHECKLIST

The sustainability checklist applies to all single dwellings in the Bentley Redevelopment Area. All minimum requirements are to be included in the dwelling and compliance is to be detailed in the 'Compliance Comment' column of Table 1. Table 2 provides additional sustainability guidance for greater sustainability outcomes for dwellings. If these items have been included, please tick the relevant items in Table 2.

Submit this Checklist as part of your application documentation.

Table 1: Minimum Requirements

Item	Theme	Minimum Requirement	Compliance Comment
1.	Solar Passive Design	Orientate living spaces to maximise northern sunlight in winter and minimise western sun in summer.	
2.		Place major windows and glazing on the north and east elevations to allow for ample daylight penetration while minimising solar heat gain.	
3.		Shade Northern and Western glass to avoid direct sunlight in summer but enable solar heat gain in winter (e.g. eaves, pergolas, removable shade sails). Shading should cover the full height of the glazing during the hotter months of the year.	
4.		All living areas must have two openings on two external walls to facilitate cross-ventilation.	
5.		Bathrooms must include an openable window to the outside.	
6.	Energy Efficiency	Achieve a minimum of 7.5-star NatHERS rating. The energy efficiency rating must be certified by a suitably qualified and accredited energy assessor, using approved NatHERS software.	
7.		Install energy efficient appliances: - Water heater: solar hot water system with electric boost; or electric heat pumps with minimum coefficient of performance (COP) of 3.0 at 20°C and 65°C leaving temperature. Ensure outdoor pipework is insulated. - Air conditioner: reverse-cycle with a minimum Energy Star rating of 4-star. - If included, dishwashers with a minimum Energy Star rating of 4-star.	
8.	Water Efficiency	If included, dishwashers should have a minimum WELS rating of 5-star, or water consumption of <=14 litres per use. If included, washing machines should have a minimum WELS rating of 4-star, or water consumption of <=110 litres per use.	
9.	Waste	Adequate space should be provided in the kitchen design for multiple separation bins (general waste, recycling and FOGO).	
10.		Provide an appropriately located and ventilated storage area for bins, easily accessible from the home.	

Table 2: Additional Sustainability Guidance

Table 2 offers additional sustainability guidance aimed at enhancing sustainability outcomes for dwellings. This guidance is recommended for consideration but is not mandatory.

Item	Theme	Guidance	Tick if Included
11.	Energy Efficiency	Install a minimum 3.5-kilowatt solar photovoltaic (PV) system to homes with two or more bedrooms.	
12.		Provide a storage-ready solar PV inverter to allow for installation of a future battery.	
13.	Water Efficiency	Include a dual plumbing circuit to toilet cisterns and washing machines, to enable the connection of rainwater supply.	
14.		For all lots with an area equal or greater than 250m ² , provide sufficient space for installation of a rainwater tank where it can be connected to a roof catchment of 100m ² minimum, an external power outlet, a mains water take-off point, and dual plumbing pipe work.	
15.	Transport	Garages are equipped with suitable charging stations for electric cars and/or bicycles.	
16.	Outdoor Living	Use landscaping elements such as trees, shrubs and vines as an additional form of shade for outdoor areas to reduce summer sun radiant heat.	
17.	Hard Landscaping	Unshaded hardscaped areas should account to no more than 9% of the external area. Shaded hardstand must be shown as protected from direct sunlight by a tree, shade structure or part of the building from 9am to 3pm throughout Summer.	
18.	Construction	Develop a sediment control plan and utilise on-site builders' checklist (https://www.sercul.org.au/sediment-resources/).	



APPENDIX 4 - IMAGE CREDITS

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Native Art Work	Page b
Kwinana Adventure Park	Part 1
Ferndale, Allure Estate	Page 5
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Nature Play Space, Montario Quarter	Page 9
Play Ground, Hamilton Hill	Page 10
Victoria Park	Part 2
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Gen Y Letterboxes	Page 16
On-street Car parking, East Perth	Page 17
On-Street Car parking, Inner Perth	Page 18
Bicycle Parking, Allure Estate	Page 19
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Pedestrian Crossing	Page 21
Native Plants	Page 22
White House, Hamilton Hill	Page 23
Bentley Open Space	Part 3



APPENDIX 5 - DOCUMENT CONTROL

DOCUMENT CONTROL	
Adoption Date:	
Amendment Date:	Nature of Amendment:

MORE INFORMATION

If you require any further information or explanation, the following options are available:

Website:

Review planning documents on DevelopmentWA's website: www.developmentwa.com.au/planning

Email:

Email your query to DevelopmentWA at: planning@developmentwa.com.au

Phone:

Phone DevelopmentWA to speak to a planner on (08) 6200 4111.

Meeting:

Book a meeting to discuss your proposal with a planner by phoning (08) 6200 4111.



Development Policies



Contents

- 1** Green Building
- 2** Sound and Vibration Attenuation
- 3** Public Art
- 4** Additional Structures
- 5** Signage
- 6** Home Based Business
- 7** Hosting Public Events
- 8** Adaptable Housing
- 9** Application to Amend a Development Approval

Development Policy 1

Green Building

1. Introduction

Policy purpose

This policy details the 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.

Background

Buildings account for over 50% of electricity use in Australia and produce 23% of Australia's greenhouse gas emissions¹. They also consume significant amounts of potable water for non-drinking purposes. The construction of buildings, including demolition waste, contributes 27% of all the materials sent to landfill².

For Australia to achieve their national net zero target by 2050 under the Paris Agreement, the built environment needs to decarbonise. This means transitioning to renewable energy, investing in energy efficiency and reducing embodied carbon emissions. Other key challenges include planning cities that are climate resilient, healthy, liveable and that enable economic development. Connection to nature and protection of biodiversity and ecosystems are also important considerations. In addition, urban spaces need to promote inclusivity, accessibility and reflect the local culture and heritage.

The Metropolitan Redevelopment Authority (the Authority) is aligned with Federal and State net zero targets and DevelopmentWA's Net Zero Transition Plan. It is also highly committed to sustainability, with a strong focus on economic wellbeing, environmental integrity, social inclusion and design excellence. Sustainable design, construction and operation of buildings (referred to as 'green buildings') protects our environment, secures today's living standards and future-proofs our community against rising energy, water and waste disposal costs. The development of new precincts and buildings provides opportunities to advance green buildings and initiatives that reduce emissions and resource consumption.

Legislative framework

This policy: Development Policy 1 Green Building is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with any other development policies and the Bentley Design Guidelines (Design Guidelines) that may apply.

¹ Green Building Council Australia (GBCA) and Property Council of Australia (2023). *Every Building Counts Media Release*.

² Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2024). *National waste and resource recovery reporting. Disposal*.

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Where the policy applies

This policy applies to all new buildings and precincts proposed within the Bentley Redevelopment Area, with the exception of single dwellings. This policy does not apply to alterations or fit-outs of existing buildings.

2. Policy Provisions

Objectives

- To demonstrate sustainability leadership via the creation of sustainable redevelopment areas and construction of sustainable buildings and precincts within these.
- To support and encourage innovative approaches to sustainable design, construction and management of buildings and precincts.
- To facilitate the design, construction, and operation of sustainable buildings and precincts. This includes efficient use of resources, operational and embodied emissions reduction, circular economy considerations, occupant health and wellbeing, connection to nature, and alignment with local context.



3. Development Approval Requirements

The development application must demonstrate that the proposal meets the Acceptable Development Standards of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme, that guides the Bentley Redevelopment Area, and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Acceptable Development Standards

A1 Green Star Buildings Process

The requirements for Tier 1, 2 and 3 are outlined below;

	Tier 1	Tier 2	Tier 3
Rating	5 Star Green Star Buildings or above.	4 Star Green Star Buildings or above.	Compliance with ESD Guideline (provided in this document).
Development Application	Written statement of sustainable design initiatives.	Written statement of sustainable design initiatives.	Written statement of sustainable design initiatives.
Working Drawings / Condition Clearance	GBCA Registration and Green Star Designed assessment.	GBCA Registration and Green Star Designed assessment.	Completion of the ESD Guideline and detailed report by a Suitably Qualified Professional.
Practical Completion	Green Star Certified rating by the GBCA.	Green Star Certified rating by the GBCA.	Detailed report from a Suitably Qualified Professional, including appropriate implementation evidence.

Tier 1 and Tier 2

- All multiple dwelling, mixed-use, and non-residential buildings are classified as Tier 2 developments and are required to meet this standard at a minimum.

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- Major development proposals within the Bentley Redevelopment Area are encouraged to aspire to meet the Tier 1 requirements under the policy, particularly those seeking planning discretion.
- Tier 1 or Tier 2 buildings are required to achieve a Green Star Designed assessment and a Green Star Certified rating under the Green Star Buildings certification scheme from the Green Building Council of Australia (GBCA).
- The applicant is required to provide confirmation that the project has been registered with the GBCA together with a Green Star Designed assessment certificate from the GBCA which demonstrates that the development is on track to achieve the required Green Star Buildings Certified rating. The documentation is to be provided to the Authority at working drawings stage and prior to a building permit issued by the local government.
- The applicant is to provide documentation from the GBCA which demonstrates that the intended Green Star Buildings certification has been achieved. The documentation is to be provided to the Authority within six (6) months of the practical completion of the development.
- The Authority may, at its discretion, approve alternative sustainable building design and certification systems, provided the applicant demonstrates that these alternatives meet or exceed the benchmark sustainability standards outlined in the Policy Provisions.

Tier 3

- New grouped dwellings within the Redevelopment Area are classified as Tier 3 and are required to be designed and constructed as per the **Environmental Sustainable Design (ESD) Guideline** (Appendix 2) **objectives**.
- The applicant is required to comply with the ESD Guideline and provide a Sustainable Design Assessment Report (SDAR) prepared by a Suitably Qualified Professional to demonstrate that the building has been designed as per the requirements included within the ESD Guideline. Completed ESD Guideline and SDAR (design stage) are to be provided to the Authority at working drawings stage and prior to a building permit issued by the local government.
- The applicant is to provide a second SDAR prepared by a Suitably Qualified Professional which demonstrates that all infrastructure and initiatives identified in the ESD Guideline have been implemented. The second SDAR is to be provided to the Authority at practical completion stage and prior to occupation of the building.

A2 Precinct Sustainable Development Process

Where a development proposal includes four or more buildings inclusive of a public open space or public plaza area, such as a precinct or master-planned area, incorporation of sustainable development initiatives at the precinct level is required .

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This requirement applies to proposals regardless of whether the area is to be developed under one development application, or through a number of development applications by the same landowner. The requirement applies in addition to the individual green building requirements as set out in Acceptable Development Standards A1.

The applicant is to provide a detailed precinct Sustainability Strategy, prepared by a Suitably Qualified Professional, detailing the sustainable initiatives to be included in the precinct design, construction and operation, including both the public realm and buildings. The strategy is to be submitted with the first development application, with updates on Strategy implementation to be submitted to the Authority by a Suitably Qualified Professional at each stage of practical completion of the development.

The precinct Sustainability Strategy is to address the ten principles outlined in the State Planning Policy 7.0 Design of The Built Environment, and supported by sustainability best practice, as per below:

Design principle	Considerations
Context and character	• Evidence based context analysis, which determines precinct principles. • Consideration of culture, heritage and context (current and future). • Strengthen unique qualities of the precinct to deliver a sense of place.
Landscape quality	• Conservation of landform and natural features. • Tree retention. • Planting of native and waterwise species. • Habitat provision. • Enhancement of ecological linkages and connectivity. • Contamination remediation. • Water sensitive urban design. • Stormwater capture and retention on site. • Urban heat island mitigation.
Built form and scale	• Contemporary urban fabric which reflects characteristics of existing built form, where appropriate • Provision of a range of densities and housing typologies.
Functionality and build quality	• Consideration of climate change impacts. • Flexible and adaptable, multi-use spaces. • Durable and cost-effective infrastructure and materials.

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Sustainability	• Passive solar design. • Energy efficiency. • Reduction of potable water use. • Adoption of circularity principles. • Use of sustainable and responsible materials. • Minimisation of operational and embodied greenhouse gas emissions. • Diversion of waste from landfill, including construction and demolition as well as operational waste.
Amenity	• High quality public realm and streetscapes. • Diversity of amenities for the community. • Recreational spaces and community facilities. • Inclusivity and accessibility.
Legibility	• People-focused street hierarchy. • Wayfinding signage and landmarks.
Safety	• Crime Prevention Through Environmental Design (CPTED).
Community	• Active transportation infrastructure. • Access to public transport. • Walkability to parks and amenities. • Precinct and resource management.
Aesthetics	• Architectural language and approach which contributes to the project vision and sense of identity. • Attractive, comfortable and high amenity spaces, parks and public realm.

The applicant could also choose to certify the precinct under a best practice sustainability framework. The Authority suggests using Green Star Communities, by the GBCA, or EnviroDevelopment, by the Urban Development Institute of Australia (UDIA). If a formal certification pathway is chosen, the applicant should develop a precinct Sustainability Strategy to align with requirements to achieve a minimum of 5 Star Green Star Communities rating; or requirements to achieve a 6-leaf EnviroDevelopment certification. The applicant may choose to certify under an alternative scheme as approved by The Authority.

5. Glossary of terms

Best Practice	A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site-specific opportunities and constraints, which are demonstrated, locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.
Design Guidelines	A statutory document adopted under an Authority's Redevelopment Scheme detailing the design requirements for buildings and public places for sites, precincts and projects areas within the Authority's redevelopment area.
Green Star Building	A national sustainability rating scheme developed by the Green Building Council of Australia that provides certification based on a building's performance against specific environmental design criteria. Green Star Buildings includes categories to assess environmental impact that is a direct consequence of a project's site location, design, construction and building management.
Green Star Certified	Under the Green Star Buildings certification, the Certified rating demonstrates that Green Star outcomes have been achieved for the building, as constructed.
Green Star Designed	Under the Green Star Buildings certification, a Design assessment is aimed at projects in the early design development phase, to demonstrate that the project is on the right track to achieve certification.
Suitably Qualified Professional	A suitably qualified person refers to an Environmental Engineer or equivalent and may include a Green Building Professional.

Sustainable Design Assessment Report
(SDAR)

A report prepared by a Suitably Qualified Professional that addresses the ESD Guideline provided under this Development Policy 1 - Green Building, and demonstrates that a holistic sustainability approach was taken to design and construct a new building.

DOCUMENT CONTROL		
ADOPTION DATE:Date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Appendix 1 Information Sheet on Submitting a Sustainable Design Assessment Report

1. What is a Sustainable Design Assessment Report (SDAR)?

A **Sustainable Design Assessment Report (SDAR)** is a requirement of development approval. An SDAR responds to the ESD Guideline **objectives and** items in Appendix 2 of Development Policy 1 - Green Buildings and demonstrates that a holistic **Environmental Sustainable Design** approach has been undertaken.

An SDAR must:

- Expand on how each of the sustainability criteria has been addressed.
- Identify relevant targets and performance standards, where not already provided.
- Provide relevant documentation evidence to support the implementation of different initiatives.

A Suitably Qualified Professional is required to prepare an SDAR.

This reference document provides guidance on how to prepare an SDAR report in response to the ESD Criteria.

2. Section Guides

The following sections outline information that might typically be included within an SDAR.

Project Information:

The report should include:

- Property address.
- Proposed development's use and extent.
- Describe neighbouring buildings that impact on or may be impacted by the development.

The report should outline relevant areas:

- Site permeability.
- Water capture areas.
- Gross floor area of different building uses.
- Development's sustainable design approach.
- Summarise the project ESD objectives, including any targets and benchmarks.

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Sustainability Themes:

The report is required to address each of the sustainability theme **objectives** in the ESD Guideline (Appendix 2) and demonstrate how the design meets them. Applicants must review the Best Practice requirements.

Design Response:

As each application responds to different opportunities and constraints, it is not required to meet all sustainability requirements under each theme, but minimum expectations outlined under each theme need to be appropriately addressed. **Alternative ESD responses may be considered where they are demonstrated to align with the sustainability theme objective.** Additional initiatives or innovative approaches not listed in the ESD Guideline (Appendix 2) can also be added to tailor to specific application needs. Applicants should ensure that where a design response is discussed, reference is made to the relevant drawing or report where the aspect has been reflected in the design.

Assessment Method Description:

The report should explain what standards have been used to assess the applicable sustainability criteria, where relevant.

Benchmarks Description:

The report is required to briefly explain the benchmark applied as outlined within the required standard. A benchmark description is required for each sustainability criteria that is being addressed.

How does the proposal comply with the benchmarks?

The report should show how the proposed design meets the benchmarks of the required standard through making references to the design brief, drawings, specifications, Consultant reports or other evidence that proves compliance with the required benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans.

The site's permeability should be clearly noted, and relevant calculations included. It is also recommended to indicate water catchment areas on roof or site plans to confirm water re-use calculations.

Appendices:

All relevant reports and modelling data are to be appended to the SDAR. This can include but is not limited to relevant energy modelling results.

Appendix 2 ESD Guideline

Contents

1. INDOOR ENVIRONMENT QUALITY
2. PASSIVE SOLAR DESIGN
3. ENERGY AND EMISSIONS
4. WATER
5. STORMWATER MANAGEMENT
6. BUILDING MATERIALS
7. WASTE
8. MOVEMENT
9. CLIMATE RESILIENCE
10. URBAN ECOLOGY
11. CULTURE, HERITAGE AND IDENTITY
12. HEALTH AND WELLBEING
13. INNOVATION
14. CONSTRUCTION AND BUILDING MANAGEMENT

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1. Indoor Environment Quality

Objective

To achieve a healthy and naturally comfortable indoor environment that supports occupant wellbeing while reducing reliance on building services such as artificial lighting, mechanical ventilation, and climate control systems.

ESD Criteria	Minimum Expectations
1.1 Indoor pollutants are maintained at acceptable levels.	✓
1.2 All spaces have access to natural daylight and outdoor air.	✓
1.3 Artificial lighting must be adequate for each space type.	✓
1.4 Limit glare from light sources.	
1.5 Acoustic privacy and protection, adequate for each space type.	
1.6 Ensure the building's paints, adhesives, sealant and carpets are low in TVOC and are non-toxic.	✓
1.7 Ensure at least 60% of habitable areas have a high quality internal or external view.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- Good Environmental Choice Australia Standards
- AS 1668.2:2012 The use of ventilation and air conditioning in buildings, Part 2: Mechanical ventilation in buildings
- ASHRAE Standard 62.1:2013 Ventilation for acceptable indoor air quality
- AIRAH HVAC 2010 Hygiene best practice guideline
- AS1680 series Interior and workplace lighting
- AS/NZS 1158 Road lighting
- AS/NZS 2107:2016 Acoustics
- ISO 16283-1 and ISO 16283-2 Sound insulation
- ISO 16000-6 Indoor air
- ASTM D5197 Standard Test Method for Determination of Formaldehyde and Other Carbonyl Compounds in Air
- EPA TO-17 Determination of Volatile Organic Compounds in Ambient Air
- National Construction Code

USEFUL REFERENCES:

- Good Environmental Choice Australia Standards www.geca.org.au
- National Construction Code Indoor Air Quality <https://www.abcb.gov.au/sites/default/files/resources/2022/Handbook-indoor-air-quality.pdf>

2. Passive Solar Design

Objective

To ensure the efficient use of energy by reducing peak demand, lowering total operating greenhouse emissions, and minimising associated energy costs.

ESD Criteria	Minimum Expectations
2.1 Orient living and outdoor areas to the North, with large windows to allow for natural light and winter solar gain. Limit windows located to the East and West.	✓
2.2 Shade Northern glass to avoid direct sunlight in summer but enable solar heat gain in winter (e.g. eaves, pergolas, removable shade sails).	✓
2.3 Implement appropriate glazing solutions to minimise heat gain and help maintain indoor temperatures (e.g. low emissivity glazing, double glazing, thermally broken window frames).	✓
2.4 Include appropriate insulation in walls, ceilings and roofs. Insulation levels depend on the building type. This is considered as part of achieving an adequate NatHERS rating (2.8).	✓
2.5 Ensure adequate zoning for efficient cooling/heating.	
2.6 Ensure buildings are airtight. Perform an airtightness test, by a suitably qualified practitioner.	✓
2.7 Combine mechanical ventilation and natural ventilation mechanisms, to be alternated depending on the weather. Natural cooling breezes should be encouraged through adequately positioned window openings and heat purging mechanisms.	
2.8 Achieve a combined NatHERS rating of at least 7.5 stars.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Window Energy Rating Scheme (WERS) www.wers.net
- Your Home <https://www.yourhome.gov.au/passive-design>
- National Australian Built Environment Rating System (NABERS): <https://www.nabers.gov.au/>

3. Energy and Emissions

Objective

To ensure the efficient use of energy by reducing peak demand, lowering total operating greenhouse emissions, and minimising associated energy costs.

ESD Criteria	Minimum Expectations
3.1 Install energy efficient appliances: • Electric heat pumps. Minimum coefficient of performance (COP) of 3.0 at 20°C and 65°C leaving temperature. Ensure outdoor pipework is insulated. • DX Split System air conditioners. Minimum 3.5 Star Energy Rating for cooling and 3 Star Energy Rating for heating. • Induction cooktops. • Pool pumps rated 4 Star Energy Rating or more (if applicable).	✓
3.2 Install energy efficient lighting: • LED lighting. • Motion sensors in common areas.	✓
3.3 Use of renewable energy (produced on-site or off-site).	✓
3.4 Provide battery with enough capacity to reduce electricity peak demand by 10% for at least a one-hour period.	
3.5 Reduce or eliminate the use of fossil fuels.	
3.6 Use thermally insulated pool covers overnight, to reduce heat loss from heated pools (if applicable).	
3.7 Eliminate the use of refrigerants with a GWP above 11. Suitable options include Propane, Butane, Ethane, Ammonia, hydrofluoro-olefins (HFOs), amongst others. Suitability of the refrigerant should be verified for its intended application.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Energy Rating <https://www.energyrating.gov.au/>
- Solar Consumer Guide Solar Consumer Guide | energy.gov.au
- A Climate Positive Roadmap for the built environment [carbon-positive-roadmap-discussion-paper-rev-a.pdf](#)

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4. Water

Objective

To ensure the efficient use of water by reducing potable water consumption, encouraging the collection and reuse of stormwater and alternative sources such as grey water, and minimising associated water costs.

ESD Criteria	Minimum Expectations
4.1 Install water efficient fixtures and appliances: • Hand wash basins taps are a minimum WELS rating of 5 star. • Kitchen taps are a minimum WELS rating of 4 star. • Urinals are a minimum WELS rating of 5 star. • Dual-flush toilets are a minimum WELS rating of 4 star. • Showers are a minimum WELS rating of 3 star.	✓
4.2 Consider the feasibility of alternative water supply source for the project such as: • Rainwater, for indoor use in laundries and toilets. • Groundwater, for irrigation. • Greywater, for irrigation.	
4.3 Plant waterwise gardens: • Plant locally native and waterwise species. • Mulch to a depth of 75mm.	✓
4.4 Install efficient irrigation: • Install drip irrigation to all shrubs and trees. • Utilise smart irrigation systems with moisture control sensors. • Hydrozone different garden areas according to specific water needs.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Water Efficient Labelling Scheme (WELS) <https://www.waterrating.gov.au/>
- Guidelines for the non-potable uses of recycled water in Western Australia Guidelines for the non-potable uses of recycled water in Western Australia
- A Guide to Water Efficient Landscape and Irrigation for Waterwise Businesses Guide-to-Water-Efficient-Landscape-and-Irrigation-for-Waterwise-Businesses.pdf

5. Stormwater Management

Objective

To reduce the impact of stormwater run-off by improving its quality, achieving best practice outcomes, and incorporating water sensitive urban design principles.

ESD Criteria	Minimum Expectations
5.1 Develop a Stormwater Control Strategy for building construction and operation.	✓
5.2 Retain and infiltrate 80% of on-site stormwater through water sensitive urban design (WSUD) measures (e.g. permeable paving, soakwells, swales).	✓
5.3 Minimise stormwater pollutants.	
5.4 Increase site permeability.	✓
5.5 Implement evaluation and maintenance of stormwater control measures.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Stormwater Management Manual of Western Australia Stormwater management manual for Western Australia
- Guide to a Waterwise Development <https://developmentwa.com.au/documents/1334-a-guide-to-a-waterwise-development>
- CRC for Water Sensitive Cities <https://watersensitivecities.org.au/>

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6. Building Materials

Objective

To promote the use of sustainable, durable, and low-impact building materials that support resource efficiency, reduce environmental harm, and enable long-term reuse and recycling throughout the building's lifecycle.

ESD Criteria	Minimum Expectations
6.1 Repurpose existing structures and materials (e.g. recycled timber, recycled bricks).	
6.2 Use materials that have a high recycled content (e.g. concrete with 30% recycled aggregate).	✓
6.3 Use materials with low embodied carbon (e.g. low carbon concrete) where feasible. Refer to Environmental Product Declarations (EPDs) to compare and select materials with low environmental impact.	✓
6.4 Use timber certified from an Australian Forestry Standard or Forest Stewardship Council Standard.	✓
6.5 Source steel from suppliers who are ISO14001 compliant.	✓
6.6 Prioritise local materials.	
6.7 Design for disassembly.	
6.8 Use materials that are durable.	✓
6.9 Use materials that are recyclable.	
6.10 Consider conducting a Life Cycle Assessment to reduce the building's embodied carbon emissions.	

RELEVANT STANDARDS AND BENCHMARKS:

- ISO 14040 Life Cycle Assessment

USEFUL REFERENCES:

- Environmental Product Declaration (EPD) <https://epd-australasia.com/>
- Roads to Reuse <https://www.wasteauthority.wa.gov.au/programs/view/roads-to-reuse>
- MECLA <https://mecla.org.au/>
- Forest Stewardship Council Certification Scheme <https://fsc.org/en>
- Aluminium Stewardship Initiative <https://aluminium-stewardship.org/>
- Steel Sustainability Australia <https://www.steelsustainability.com.au/>
- A Practical Guide to Upfront Carbon Reductions <https://gbca-web.s3.amazonaws.com/media/documents/a-practical-guide-to-upfront-carbon-reductions.pdf>
- A practical guide to circular procurement <https://gbca-web.s3.amazonaws.com/media/documents/a-practical-guide-to-circular-procurement.pdf>

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7. Waste

Objective

To promote waste avoidance, reuse, and recycling throughout the design, construction, and operation stages of development, while ensuring the long-term reusability of building materials.

ESD Criteria	Minimum Expectations
7.1 Divert 80% of waste from landfill through reuse and recycling.	✓
7.2 Develop a Construction Waste Management Plan to ensure materials are recycled and landfill is the last resort.	✓
7.3 Develop an Operations Waste Management Plan to ensure adequate waste separation, storage and collection.	
7.4 Design areas with adequate space for multiple separation bins (general waste, FOGO and recycling)(e.g. kitchens, offices, common areas, waste storage areas).	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- ISO14001 Environmental Management System (EMS)

USEFUL REFERENCES:

- Waste Authority <https://www.wasteauthority.wa.gov.au/>
- WALGA Waste Management Support <https://walga.asn.au/policy-and-advocacy/our-policy-areas/waste>
- Wastenet <https://www.wastenet.net.au/>
- Construction Waste Management Plan Guidelines https://www.wastenet.net.au/profiles/wastenet/assets/clientdata/document-centre/wal2708_construction_waste_a4_v2_singles.pdf

8. Movement

Objective

To minimise car dependency by designing the built environment to promote the use of public transport, walking, and cycling.

ESD Criteria	Minimum Expectations
8.1 Enable electric vehicles (EV) charging and ensure building electric infrastructure can support EVs.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues

USEFUL REFERENCES:

- Electric Vehicle Council <https://electricvehiclecouncil.com.au/>

9. Climate Resilience

Objective

To enhance the resilience of buildings to climate change by integrating adaptive design strategies that mitigate risks from extreme weather events, rising temperatures, and changing environmental conditions.

ESD Criteria	Minimum Expectations
9.1 Maximise vegetation cover.	✓
9.2 Shade hardstand areas, including driveways (e.g. shade sails, pergolas, deciduous trees).	
9.3 Install roof materials, including shading structures, that have high Solar Reflectance Index (SRI) values or low Solar Absorbance (SA): • Roof pitched <15°: 3-year SRI of a minimum of 64. • Roof pitched >15°: 3-year SRI of minimum of 50. • SA ≤ 0.6	✓
9.4 Install unshaded hardscaping elements that have a 3-year SRI of a minimum of 34 or an initial SRI of a minimum of 39.	✓
9.5 Install permeable or light-coloured driveways.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- AS 5334:2013 Climate Change Adaptation for Settlements and Infrastructure
- AS/NZ ISO 31000:2009 Risk Management
- ASTM E1980-11 Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces

USEFUL REFERENCES:

- WALGA Climate Change Management https://walga.asn.au/awcontent/Web/Documents/Planning/Climate_Change_Adaptation_Guideline_2012.pdf

10. Urban Ecology

Objective

To protect and enhance biodiversity through sustainable landscaping, the management of remnant indigenous plant communities, and the encouragement of indigenous vegetation planting.

ESD Criteria	Minimum Expectations
10.1 Plant a diverse number of species and prioritise native, waterwise species.	✓
10.2 Plant species that are climate resilient and resilient to pests and diseases.	✓
10.3 Implement Biodiversity Sensitive Urban Design measures (BSUD).	
10.4 Include micro-greening for balconies, building facades, wall, roofs, and empty spaces.	
10.5 Design habitat for local native and threatened fauna.	
10.6 Minimise light pollution.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- Perth and Peel Urban Greening Strategy

USEFUL REFERENCES:

- Biodiversity Sensitive Urban Design <https://icon-science.org/biodiversity-sensitive-urban-design/>
- ReWild Perth <https://rewildperth.com.au/>
- Water Corporation Vertical Garden Guide <https://sitecore9-cm-prod.watercorporation.com.au/-/media/WaterCorp/Documents/Help-and-advice/Business-customers/Waterwise-programs/Waterwise-advice/Vertical-garden-guide.pdf>
- Guidelines for Biodiversity Green Roofs (City of Melbourne) <https://mvga-prod-files.s3.ap-southeast-4.amazonaws.com/public/2024-05/guidelines-for-biodiversity-green-roofs-2023.pdf>

11. Culture, Heritage and Identity

Objective

To respect, protect, and celebrate cultural heritage and identity by integrating culturally significant elements into the built environment, preserving heritage assets, and fostering a sense of place and community connection.

ESD Criteria	Minimum Expectations
11.1 Design buildings as a reflection of local demographics, identity, culture and heritage.	✓
11.2 Incorporate indigenous knowledge and artwork into the building design.	

USEFUL REFERENCES:

- Creating Places for People https://urbandesign.org.au/content/uploads/2015/08/INFRA1219_MCU_R_SQUARE_URBAN_PROTOCOLS_1111_WEB_FA2.pdf

12. Health and Wellbeing

Objective

To support the physical and mental health of building occupants by creating environments that are safe, comfortable, and conducive to wellbeing through access to natural light, ventilation, green spaces, and active design principles.

ESD Criteria	Minimum Expectations
12.1 Design and construct inclusive buildings for a range of ages, genders and abilities.	✓
12.2 Provide well-designed active frontages through: • Welcoming building entrances. • Using attractive materials and colours. Providing visual and physical permeability on frontages.	
12.3 Apply Crime Prevention Through Environmental Design (CPTED) principles, and design initiatives to support safety.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- National Construction Code
- AS/NZS 1428 Design for Access and Mobility
- Livable Housing Design Standard

USEFUL REFERENCES:

- Livable Housing Design <https://ncc.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf>
- isUS <https://thisisud.com/solutions>
- Centre for Excellence in Universal Design Centre for Excellence in Universal Design - Centre for Excellence in Universal Design
- Safer places by design <https://www.wa.gov.au/government/publications/planning-guidelines-safer-places-design>

13. Innovation

Objective

To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

ESD Criteria	Minimum Expectations
13.1 Demonstrate significant enhancements to the building operational performance.	
13.2 Demonstrate significant enhancement to nature and ecological outcomes.	
13.3 Demonstrate innovative response to local climate conditions.	
13.4 Demonstrate innovative design approach.	
13.5 Demonstrate implementation of new technologies, including smart technologies.	
13.6 Demonstrate improved social outcomes.	
13.7 Demonstrate improved occupant engagement and awareness.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant

USEFUL REFERENCES:

- Innovation Strategy <https://innovation.wa.gov.au/>

14. Construction and Building Management

Objective

To encourage a holistic and integrated design and construction process and ongoing high performance.

ESD Criteria	Minimum Expectations
14.1 Develop a Construction Environmental Management Plan.	
14.2 Develop an Operations Environmental Management Plan.	
14.3 Develop Sediment Control Plan.	✓
14.4 Develop a Sustainable Procurement Strategy for the building.	
14.5 Ensure all contractors over \$5 million have a valid ISO 14001 accreditation.	
14.6 Ensure building is commissioned and installations performed to a high standard.	✓
14.7 Monitor, verify and report building operational performance as per design specifications. Rectify short-falls.	
14.8 Develop a 'Building Operations and Maintenance' manual for all building systems.	
14.9 Develop a 'Building User' manual for building occupants.	
14.10 Install smart meters and sensors to capture, process and record energy and water use data in real-time.	
14.11 Install a visualisation dashboard to promote awareness and behaviour change.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- ISO 20400 Sustainable Procurement
- ISO 14001 Environmental Management Systems

USEFUL REFERENCES:

- Building management systems <https://www.energy.gov.au/business/equipment-guides/building-management-systems>
- Sediment Resources for Builders <https://www.sercul.org.au/sediment-resources/>

Development Policy 2

Sound and Vibration Attenuation

1. Introduction

Policy purpose

This policy details the 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. The policy includes performance standards to guide the assessment of development applications.

Background

The Metropolitan Redevelopment Authority (the Authority) is committed to the creation of vibrant and sustainable communities. This includes supporting the development of diverse and inclusive mixed use urban environments.

Mixed land use environments can generate noise and vibration from sources such as traffic and trains, mechanical equipment, entertainment land uses and ambient street noise. Such activities form part of the rich urban fabric, but if not managed effectively can cause significant disturbance to those living or working close by. In addition to good design, successful mixed use environments incorporate effective sound and vibration attenuation methods, as well as employing good management practices to facilitate the co-existence of residential and non-residential land uses.

Sound and vibration attenuation includes mitigation and minimisation of potential impacts at the early planning and design stages, as well as the use of appropriate materials and construction techniques in building construction. The Authority may require appropriate design and management methods for new noise sensitive or noise emitting developments, for building refurbishments, or changes of land use. Vibration attenuation may be required for new developments within close proximity to significant vibration sources, such as railways.

Legislative framework

Development Policy 2 - Sound and Vibration Attenuation is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the *Environmental Protection (Noise) Regulations 1997*, State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning, Bentley Redevelopment Scheme and other development policies and design guidelines that may apply.

Development Policy 2 Sound and Vibration Attenuation

Where the policy applies

This policy applies to all noise emitting and noise sensitive development proposals within the Bentley Redevelopment Area. The policy also applies to all new vibration sensitive development proposals, particularly those in close proximity to railway or freight corridors.

2. Policy Provisions

Objectives

- To facilitate sustainable mixed use environments where a variety of carefully designed, constructed and managed land uses can successfully co-exist.
- To ensure appropriate noise and vibration attenuation measures are incorporated at the design and construction phase of new buildings, in the refurbishment of existing buildings and where appropriate, for changes in land use.
- To ensure noise emitting premises are well designed and effectively managed in order to minimise noise disturbance.
- To ensure mechanical, industrial and service equipment is appropriately designed, located and installed in order to minimise noise disturbance.



3. Development Approval Requirements

This policy sets out the standards and requirements for the following types of development with regard to sound and vibration attenuation. There are four development categories:

1. Noise sensitive development.
2. Noise emitting development.
3. Ventilation and mechanical equipment.
4. Vibration sensitive development.

Each development application must comply with all requirements for the applicable category or categories. For example, a mixed use development may have to satisfy provisions for noise sensitive premises (residential units), noise emitting developments (a small bar), ventilation and mechanical equipment (air conditioning units) and vibration sensitive development (residential units).

All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory requirements that may apply, including (but not limited to):

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Noise Sensitive Premises Acoustic Report

A Noise Sensitive Premises Acoustic Report and associated plans may be required to be submitted to the Authority at the working drawings stage detailing compliance with the Performance Standards of this policy. The Acoustic Report is to be prepared by a qualified and experienced acoustic consultant and is to include:

- The identification of all noise sources;
- The measurement of all identified noise sources, including adequate sampling to enable the establishment of reliable ambient noise levels. For traffic noise, measurements should be taken at different times, including during peak traffic times. For ambient noise, a day-time measurement between 3pm - 5pm Monday to Friday and a night-time measurement between 10pm - 12pm Friday to Saturday night, or at other relevant times;
- Noise measurements shall be taken in accordance with part 3 of the *Environmental Protection (Noise) Regulations 1997*. The character of noise sources is to be adequately described in terms of frequency analysis (minimum of octave bands);

Development Policy 2 Sound and Vibration Attenuation

- The establishment of appropriate interior design noise levels for various areas of occupancy in accordance with the Performance Standards of this policy;
- A detailed description of the construction measures that are required to be included, or which have been included, in the proposed development to achieve sound attenuation in accordance with Performance Standards P1 and P2 of this policy. Calculations are to be based on octave band noise source data and octave band noise reduction performance for construction elements; and
- Noise sensitive premises in close proximity to rail and road freight corridors should also have regard to the State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (as amended).

Examples of noise attenuation measures that should be addressed could be considered in the acoustic report and associated plans include, but are not limited to, the following:

Design:

- Locate noise sensitive rooms away from known noise sources wherever possible.

Windows:

- Heavyweight/thicker glass;
- Double glazing; and
- Special acoustic requirements for window frames.

Walls:

- Stud frame walls may require acoustic upgrading;
- Acoustic attenuation for exhaust vents through walls; and
- Specific acoustic requirements for external doors.

Roof/Ceiling:

- Specific acoustic requirements for sealing roofs;
- Upgraded acoustic performance for ceilings;
- Closing/sealing of eaves;
- Insulation of ceiling void; and
- Acoustic attenuation for vents through roofs.

Development Policy 2 Sound and Vibration Attenuation

Noise Emitting Development Acoustic Report

A Noise Emitting Development Acoustic Report and associated plans may be required to be submitted as part of the development application or working drawings detailing the development's compliance with the Performance Standards of this policy. Reports are to be prepared by a qualified and experienced acoustic consultant and should include:

- The identification of all noise sources to be addressed, such as machinery, equipment, service vehicles and deliveries, patrons, music, amplifiers and speakers;
- Details of external noise sources;
- Determination of noise source levels, character and hours of operation;
- The establishment of assigned levels for noise sensitive premises in the vicinity and within the development in accordance with the *Environmental Protection (Noise) Regulations 1997*;
- A detailed description of the noise attenuation measures that have been, or will be, included in the building design and construction and/or the premises fit-out and management to achieve the assigned noise levels in accordance with the *Environmental Protection (Noise) Regulations 1997* and Australian Standard 2107: Recommended design sound levels and reverberation times for building interiors; and
- Calculations are to be based on minimum octave band noise source data and minimum octave band noise reduction performance for construction elements.

Noise attenuation measures to be considered in the acoustic report and associated plans for noise emitting development may include:

- Acoustic treatment of walls and roof-ceiling construction;
- Acoustic upgrading of windows;
- Acoustic lobbies at entry and exit points in the building;
- An established process for determining the maximum allowable internal noise level;
- Use of permanent noise monitoring with integrated control system for audio equipment or other noise generating equipment;
- Management strategies to control breakout noise; and
- Management strategies for noise from deliveries and rubbish removal.

Ventilation and Mechanical Equipment Acoustic Report

A Ventilation and Mechanical Equipment Acoustic Report and associated plans may be required at working drawings stage detailing the development's compliance with the Performance

Development Policy 2 Sound and Vibration Attenuation

Standards of this policy. The report is to be prepared by a qualified and experienced acoustic consultant and is to include:

- Type and amount of equipment;
- Equipment specifications, including selection of equipment models that have low noise emissions;
- The establishment of assigned noise levels for noise sensitive premises in the vicinity, in accordance with the *Environmental Protection (Noise) Regulations 1997*;
- Isolating or situating plant and equipment away from windows and doors of subject buildings and neighbouring noise sensitive premises; and
- A detailed description of noise attenuation measures/devices, such as noise barriers and enclosures that have been, or will be, included to achieve the assigned noise levels in accordance with the *Environmental Protection (Noise) Regulations 1997* and Australian Standard 2107: Recommended design sound levels and reverberation times for building interiors.

Vibration Isolation Report

A Vibration Isolation Report and associated plans may be required at working drawings stage detailing the compliance of the development with the Performance Standards of this policy. The report is to be prepared by a qualified and experienced vibration consultant and is to include:

- The identification and measurement of significant vibration sources;
- The establishment of appropriate building design and construction methods to mitigate vibration impacts for future residents or occupants of the building;
- Details of compliance with the appropriate industry standards, to the satisfaction of the Authority, regarding evaluation of human exposure to vibration in buildings, in accordance with the Performance Standards of this policy; and
- Locate habitable rooms away from known vibration sources wherever possible.

Practical Completion Certification

Certification is to be provided from the relevant qualified consultant prior to occupation of the development which confirms that all recommendations contained within either the relevant Acoustic Report or the Vibration Isolation Report, that are integral to achieving compliance with this Policy have been implemented, to the satisfaction of the Authority.

4. Performance Standards for Development Approval

Noise Sensitive Premises

- P1.** Noise sensitive premises are to be designed to attenuate ambient noise so that internal noise levels would comply with Australian Standard AS 2107: Recommended Design Sound Levels and Reverberation Times for Building Interiors when assessed within habitable rooms of the building.
- P2.** Residential developments, including transient residential and the residential component of a mixed-use development are required to be constructed to meet the requirements of Part 5 of the latest applicable version of the National Construction Code.

Other requirements:

- For residential developments located within areas where high levels of ambient noise have been identified, notifications are required to be applied to the created land title and any subsequent strata titles of any noise sensitive premises pursuant to section 70A of the *Transfer of Land Act 1893* to inform prospective land owners and residents of the likelihood of higher noise levels within the mixed use environment.

Noise Emitting Development

- P3.** Noise emitting development that has potential for significant noise disturbance, requires appropriate design, construction methods, materials and devices to mitigate noise emissions. This includes proposals for new development, significant building modifications or extensions, land use changes or intensification of use.
- P4.** Noise emitting developments require appropriate management provisions to mitigate noise disturbance that could be caused by the operation of the premises.

Other requirements:

- Management plans, development approval conditions or other measures may be required by the Authority to address noise sources such as equipment, deliveries, product storage, waste removal, music and patron management.
- The *Environmental Protection (Noise) Regulations 1997* may apply to particular noise emitting premises and activities.

Ventilation and Mechanical Equipment

- P5.** Ventilation and mechanical equipment are to be low noise emission devices which are located and treated so as to minimise noise nuisance to the occupants of the subject building and surrounding buildings.

Other requirements:

- The *Environmental Protection (Noise) Regulations 1997* apply to ventilation devices and equipment.

Vibration Sensitive Development

- P6.** Proposed residential or community land use developments which are in locations considered by the Authority to be susceptible to significant vibration disturbance will be required to demonstrate that the building has been designed and constructed to isolate vibration impacts to occupants of the building.
- P7.** Vibration sensitive development proposed in close proximity to freight or commuter railway corridors, with the proposed development being within 100 metres from current or proposed track lines, is to be designed and constructed to isolate vibration in accordance with the best practice standards of the current version of Australian Standard AS ISO 2631 regarding human exposure to vibration in buildings .
- P8.** If no current version of Australian Standard AS ISO 2631 is available or applicable, the development should generally comply with British Standard BS 6472-1:2008, with the acceptable level of vibration achieving the following criteria:
- 6.00am - 10.00pm: 0.2 to 0.4 ms^{-1.75}
- 10.00pm - 6.00am: 0.1 to 0.2 ms^{-1.75}
- P9.** Construction Management Plans for major developments are to consider the impacts of ground borne vibration on heritage places in the surrounding area caused by development, at the discretion of the Authority.

5. Glossary of terms

Noise Sensitive Premises

Includes premises occupied solely or mainly for residential or accommodation purposes, and premises used for the purpose of a hospital, sanatorium, educational establishment, public worship, aged care or child care as defined in the Environmental Protection (Noise) Regulations 1997.

Noise Emitting Development

Includes:

- Dining and entertainment land uses including taverns, small bars, nightclubs, entertainment complex, function centre, restaurants or other premises that propose amplified music;
- Cultural and creative industry land uses such as theatre/performance venue, event space, or other premises that propose amplified music or a high degree of operational noise;
- Industrial land uses that generate a high degree of operational or equipment noise; and
- Commercial or other land use that present, in the opinion of the Authority, a potential high degree of noise generation, such as from amplified music, equipment or other operational aspects.

Transient Residential

Accommodation provided for temporary periods, generally for commercial gain,

Ventilation and Mechanical Equipment

Air-conditioning systems, extraction fans for restaurants and industrial activities, emergency generators, and similar such equipment that has the potential to create noise nuisance.

Vibration Sensitive Development

In this policy means premises occupied solely or mainly for residential or accommodation purposes, and premises used for the purpose of a hospital, sanatorium, educational establishment, public worship, aged care or child care.

Working Drawings

Plans and supporting details, reports and documentation that form part of a building permit application to a Local Government, copies of which are to be provided to the Authority prior to submitting a building permit application.

Development Policy 2 Sound and Vibration Attenuation

References

WA State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (as amended).

Australian Standard AS2107:2000 – Acoustics – Recommended design sound levels and reverberation times for building interiors.

British Standard 6472-1:2008 – Guide to evaluation of human exposure to vibration in buildings
Environmental Protection (Noise) Regulations 1997.

WA Department of Environment Regulation – Environmental Assessment Guidelines (EAG) No 13 (Sept 2014) and EAG No 3 (June 2005).

Australian AS2670 – Evaluation of human exposure to whole-body vibration.

DOCUMENT CONTROL		
ADOPTION DATE: date		
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Development Policy 3

Public Art

1. Introduction

Policy purpose

This policy details the 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.

Background

The Metropolitan Redevelopment Authority (the Authority) has an established history of providing public art in its redevelopment areas and also requiring the provision of public art by others who are undertaking substantial developments in redevelopment areas.

The Authority acknowledges the many benefits of including public art within the public realm of each of its project areas, on both public and private land. Public art contributes to the identity of a place in various ways: by interpreting and highlighting local culture and customs, contributing positively to the overall design and visual appearance of a place, and adding to the liveliness, familiarity, and legibility of a place through the creation of memorable experiences and landmarks. Public art also creates work opportunities for artists, businesses and manufacturers, and can play a major role in cultural tourism.

The Authority's vision of creating great places for people can be supported by considering the public realm as a living canvas to reflect and enrich the culture and creativity of redevelopment areas through the integration of permanent, temporary and ephemeral art.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with Bentley Redevelopment Scheme and any development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all development proposals for public art and to all development applications in the Bentley Redevelopment Area where the development has an estimated construction cost of two million dollars or greater (unless otherwise specified in applicable design guidelines).

2. Policy Provision

Objectives

- To foster a sense of place and enhance public enjoyment, engagement and understanding of places through the integration of high quality public art that responds to the context of its location;
- To enhance the appearance, character and value of places through the inclusion of high quality public art and to encourage animated and lively public spaces; and
- To establish best practice in the commissioning of public art in the development process.

Criteria for public art not requiring development approval

Some temporary or ephemeral public art, such as performance art or temporary exhibitions, may not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore may not require development approval. Please refer to the Authority's Development Policy 8 - Hosting Public Events for further information.

Note:

All other local, State and Commonwealth government legislation or requirements must be complied with.

3. Development Approval Requirements

Development applications for (or that include) public art must demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

A Public Art Report for all proposed artworks is to be prepared and submitted with the development application to ensure public art is integrated into public place and building designs. At the discretion of the Authority, the report may be assessed as a condition of development approval, and submitted as part of the working drawings process (prior to the local government building permit).

For large scale development projects, such as those including a number of buildings and a public domain area, a Public Art Strategy should also be prepared, outlining the themes, locations and installation staging of artwork across the development site/s.

Development Policy 3 Providing Public Art

The use of an experienced public art consultant is recommended, to assist in the commissioning and coordination of the public art project. Public art consultancy fees may be included in the artwork budget (contribution costs) for up to 15 per cent of the total public art budget.

Public Art Report

The Public Art Report is to include:

- a site plan of the development footprint, public spaces and the artwork location/s;
- a written design concept for the artwork, including explanations about research, artwork themes and a statement detailing compliance with the Authority's public art policy and public art strategy (where applicable);
- artwork documentation – drawings, plans to scale with dimensions, materials, colours, installation details/sections, perspective views and lighting/night time views;
- artist's qualifications, experience and suitability for the project;
- cost calculations showing:
 - total development construction cost
 - public art contribution cost
 - itemised costs for each artwork
- Public art contribution costs are limited to: artist's fees and insurances, public art consultant's fees, artwork labour and manufacturing costs, materials, transport and installation costs, cost of naming plaque and artwork specific lighting costs;
- Proposals for artwork located on or over public land must include an engineer's certification, a copy of relevant public liability insurance, and written consent of the land owner and/or the authority with the management control of the land;
- A maintenance report prepared by the artist, including consent from the artist for any ongoing care or maintenance of the artwork by the building owner or public authority; and
- A letter written by the commissioner of the artwork acknowledging the implications of the *Copyright Amendment (Moral Rights) Act 2000* including how the artist will be acknowledged (naming plaque), accepting maintenance obligations, and consent for the Authority to publish images of the artwork.

Development Policy 3 Providing Public Art

Public Art Strategy

The Public Art Strategy for larger developments is to include:

- A site plan of the buildings and public spaces within the development;
- A location plan of the proposed artwork locations;
- A cohesive strategy for the artwork collection, including explanations about research, artwork themes and an approach to compliance with the Authority's public art policy and any Authority public art strategy;
- Total artwork budget for the strategy;
- Types of artworks, including for the buildings and public spaces and any ephemeral or community artwork projects to activate the development; and
- A staging plan for delivery of the artworks as the development is delivered.



4. Performance Standards for Public Art Contributions

- P1.** The artwork has been specifically designed for the building or site on which it is to be located;
- P2.** The artwork can be clearly seen from, or is located in, the public realm;
- P3.** The artwork contributes to an attractive, stimulating environment and does not detract from the amenity, safety or function of the public realm;
- P4.** The artwork is of high aesthetic quality, and permanent artworks are durable and easy to maintain;
- P5.** The artwork is consistent with any applicable public art strategy prepared by the Authority for the relevant project area or precinct;
- P6.** The artwork is designed and created by a professional artist (as defined in the policy glossary); and
- P7.** The public art contribution is to be provided in accordance with the public art contribution matrix below:

Construction Cost	Required Contribution
Less than \$2 million	Contributions are optional and negotiable.
\$2 million to \$50 million	Minimum 1% contribution either provided as public art or paid into the public art fund for the project area.
Over \$50 million	\$500,000 plus 0.5% for every construction cost dollar over \$50million, either provided as public art or paid into the public art fund for the project area.

5. Glossary of Terms

Art consultant	A public art professional who can assist in developing and co-ordinating public art projects, engaging artists or providing advice on public art proposals.
Construction cost	All costs associated with the preparation, construction and full completion of a development, including all materials, labour, servicing and ancillary costs. To ensure accurate calculation of public art contribution values the Authority may require an applicant to provide cost breakdowns and/or certification from a quantity surveyor to confirm construction cost.
Ephemeral art	Art that is transitory in nature, usually designed as an experience or event and lasting for only a short period, such as performance art, music, dance or exhibitions.
Public art	Artistic work that is created and located for public accessibility. Public art is either located in or clearly seen from the public realm, such as a street, park, urban plaza or public building. It includes all art forms and may be permanent, temporary or ephemeral art. Public art may be freestanding or integrated into buildings exteriors, it may take the form of unique functional objects (such as gates, balustrades or seats), but does not include architectural design, advertising signs or commercial branding.
Public art fund	A special fund held in the Authority account for the purposes of accumulating cash-in-lieu contributions made under this policy. The funds are to be used by the Authority, or persons nominated by the Authority, for the provision of public art within the same Redevelopment Area as the contributing site. A public art strategy will be prepared where necessary to guide the use of the funds accumulated.
Public art report	Report prepared and submitted for the Authority approval to ensure public art is included in the development. (See Submission Requirements of this policy for further details).

Development Policy 3 Providing Public Art

Professional artist

For the purpose of this policy a professional artist can be defined as a person who meets a minimum of two of the following criteria:

- a person who has a university qualification or high level technical college qualification in visual or fine art, or other art form where relevant.
- a person who has a track record of exhibiting their own original artworks at reputable art galleries.
- a person who has had their own original artwork purchased by major public collections including (but not limited to) the Art Gallery of Western Australia, any of the university collections or Artbank.
- a person who earns more than 50% of their income from arts related activities such as teaching, selling artwork or undertaken art commissions.

Note: variations from these requirements may be considered by Authority for projects where young, emerging and indigenous artists or students may be considered appropriate collaboration of professional artists with other artistic disciplines is supported.

Temporary art

Artwork designed to be installed for a short time frame (e.g. one week to one year), such as artwork in a seasonal program or art made with materials that are intended to only last for a limited time.

DOCUMENT CONTROL		
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Development Policy 4

Additional Structures

1. Introduction

Policy purpose

This policy 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.

Background

The occasional improvement of existing properties with the addition of minor structures and devices is a normal and expected part of development and renewal. In seeking to develop streetscapes that contribute to a high quality, cohesive and legible public realm, the Metropolitan Redevelopment Authority (the Authority) supports the addition of minor structures to properties that are in keeping with the high quality streetscapes and buildings within the redevelopment area.

Additional structures added to properties, such as front fences, patios, solar panels and satellite dishes, are intended to enhance the use and enjoyment of the property. However, additional structures must be well designed, of high quality and appropriately sized and located, so as to not adversely affect the amenity of the streetscape or adjoining properties. It is also important that the collective amount of additional structures on a property do not contribute to visual clutter that detracts from the amenity of the area.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all additional structures proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To facilitate the improvement, use and enjoyment of properties by supporting the installation of well-considered additional structures;
- To support the installation of additional structures that help achieve a balance between built form, streetscape and environmental outcomes;
- To guide the location and installation of additional structures to maintain the amenity of existing buildings, neighbouring properties and the surrounding public realm; and
- To clarify when additional structures are not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval.



Development Policy 4 Additional Structures

Criteria for additional structures not requiring development approval

The Authority considers that some minor additional structures do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval. Satisfying the following criteria would generally result in a proposed additional structure not requiring development approval from the Authority.

A1 Additional structures are to be well designed, installed in a professional manner and constructed from durable, quality materials that are compatible with the building and locality; and

A2 Designed and located to ensure there are no detrimental impacts on the amenity enjoyed by adjoining places or neighbours by overshadowing or emissions (including light, reflection, heat, wind, noise or odour); and is

- an **environmental device** located to the rear of the building or site, or on the roof of a building if affixed at the same pitch of the roof;
- a **communication device** that is small scale, not visible from the street, set back 1.5 metres from rear or side property boundaries and for grouped or multiple dwellings be communal with one device servicing several buildings;
- a **boundary structure**, less than 1.2 metres in height, at least 75 per cent visually permeable and truncated at road and cross-over (driveway) intersections;
- a **residential add-on** that is lightweight and easily removable, not greater than 3 metres in height and 10m² in area, not located in the front setback and set back 1.0 metre from side or rear property boundaries;
- **façade screening** applied above ground floor or street level of a building that does not enclose balcony areas, is 50 per cent visually permeable and has low reflectivity; or
- **piped or wired** services not visible from the street or neighbouring properties, or screened with landscaping or materials that match the building.

Notes:

Where a proposal does not meet the above criteria, an application for development approval should be lodged with the Authority.

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the landowner's responsibility to obtain all necessary permits and approvals.

3. Development Approval Requirements

Development applications for additional structures must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Performance Standards for Development Approval

P1. The additional structure improves the amenity of the property by:

- enhancing the enjoyment, use or environmental sustainability of the property;
- being compatible with the design, character, materials and colour scheme of the existing building; and
- demonstrating an appropriate level of restraint in scale, bulk and collective number of additional structures on the site.

P2. The additional structure supports the amenity of surrounding properties and the public realm by:

- being appropriately located and positioned on the building or site with intrusive structures located towards the rear of the site or obscured from view;
- equipment and infrastructure being integrated into the design of the building or appropriately screened; and
- prioritising the activation and safety of the public realm by maintaining visual permeability of windows and boundary structures at street level.

P3. The additional structure supports the Authority's vision for the relevant locality by:

- being consistent with the residential or business activity of the site; and
- being compatible with the intended character and amenity of the streetscape and public realm of the area.

5. Glossary of Terms

Additional structure a minor or ancillary structure, device or equipment added to an existing dwelling, building or surrounding site.

Additional structures can include, but are not limited to:

- boundary structures** fences and gates adjacent to streets or public places.
- communication devices** satellite dishes, radio masts and antennas.
- environmental devices** solar panels, small scale wind turbines, greenwalls and rain water tanks.
- façade screening** roller shutters, window tinting, sun shades and privacy screens.
- piped and wired services** hot water systems, air conditioning units and service meters.
- residential add-ons** shade sails, patios, garages, carports and small sheds.

DOCUMENT CONTROL		
ADOPTION DATE: Date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Development Policy 5

Signage

1. Introduction

Policy purpose

This policy clarifies when proposals for signage require development approval and provides performance standards to guide the assessment of development applications when approval is required.

Background

Through our planning framework, the Metropolitan Redevelopment Authority (the Authority) seeks to create great public environments that connect people and places. The Authority recognises that signage can make a contribution to the urban renewal process by supporting place making, legibility and way finding, and support local businesses.

Good quality signage is designed and located to complement the character of a locality, including the existing architecture, activities and land uses, and the intended future development character of an area. Signage should be well designed, of an appropriate scale, constructed of quality materials, and positioned with careful consideration for where it is located. Excessive amounts of signage should be avoided so as to not create visual clutter that detracts from the amenity of the area.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all signage and advertising devices proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To support the installation of quality signage that makes a positive contribution to the desired amenity and character of the locality;
- To encourage restraint in the scale, size and collective amount of signage installed, in order to minimise visual clutter, protect amenity, and support a safe, attractive and legible public realm;
- To provide guidance on the appropriate design, location and installation of signage; and
- To clarify when signage is not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.



Criteria for signage not requiring development approval

- The Authority considers that some small scale, low impact signs do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval.

The following sign types are generally exempt from requiring development approval provided the following criteria are satisfied:

- A1 The proposed signage is well designed, constructed from durable, quality materials compatible with the location and installed in a professional manner so as to not compromise public safety; and is**
- A2 construction site hoarding signage** for an approved development, of up to 2.5 metres height, to be erected for a period of less than 2 years whilst construction is taking place;
- A3 decals** that cover up to 20 per cent of the glazed area of a tenancy façade;
- A4 home based business** sign smaller than 0.5m² in area to a residential property displaying the name of a home base business operating from the property;
- A5 a name plate** smaller than 0.5m² in area;
- A6 an over entry sign** that covers less than 15 per cent of the front façade of the building or tenancy and is affixed so that windows or doors are not obscured;
- A7 public notice signs** that do not include advertising of goods or services;
- A8 A real estate sign** less than 4m² in area, erected for less than 12 months, within the property boundary and able to be removed without damaging the building fabric;
- A9 temporary signage** of a small scale displayed for a period of 48 hours or less that does not compromise public amenity or safety;
- A10 an under awning sign** setback 0.6 metres from the street kerb and maintaining a clearance of 2.75 metres between the footpath level and the under edge of the sign; and
- A11 the replacement of an existing sign with one of exact dimension and similar material.**

Notes:

- A maximum of three (3) individual “exempt” signs per individual lot/tenancy are allowable before a development approval is required.
- Any signage on public or private land (including temporary signage) will require land owner consent prior to installation.

Development Policy 5 Signage

- A building permit or sign licence may be required from the relevant local government.
- Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the land holder's responsibility to obtain any necessary permits and approvals.
- Under the provisions of the *Metropolitan Redevelopment Authority Regulations 2011*, the following signs do not require development approval:
 - The erection of a traffic control sign by a public authority or a local government;
 - The erection of a sign within a building (other than one that is attached to the inside of a window);
 - The erection, for the duration of construction work approved by the Authority, of a temporary sign necessary for the construction work; and
 - The erection, for the duration of a public event authorised or approved by the Authority, of a temporary sign associated with the event.

Signage that always requires development approval

The 'criteria for not requiring development approval' do not apply to the following sign types as these sign types require development approval from the Authority:

- projecting signs;
- tethered signs;
- freestanding signs;
- signs with flashing or neon illumination;
- signs containing third party advertising; and
- non-temporary signage (displayed for more than 48 hours in total) on public land, including on footpaths or road reserves.

Note:

Signs that are proposed in close proximity to roads controlled by Main Roads WA may require approval from Main Roads WA, in addition to development approval from the Authority. This includes signage that is free standing, flashing or moving, or third party advertising (such as billboards) that is close to, or visible from, freeways, highways and other main roads.

3. Development Approval Requirements

Development applications for signage must demonstrate that the proposal meets the Performance Standards of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory framework provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission requirements

Signage Plans

Signage Plans are to be submitted with each application with the following information:

- Site plan: indicating the location of each proposed sign on the building and/or site and any existing signage that will be retained or removed;
- Elevations: showing the details/display of each sign, including wording, images, logos, colours and size dimensions; and
- Specifications: including materials to be used, fixing methods, proposed lighting and any support structure/s.

Signage Strategy

For large and mixed use developments with multiple tenancies or signage locations a Signage Strategy should be submitted at working drawings stage. It is to identify locations for signage for each tenancy or building facade, approximate dimensions and siting requirements. This strategy should then be provided to future tenants to ensure consistent signage across the development.

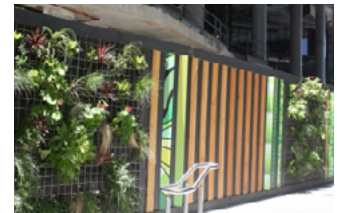
4. Performance Standards for Development Approval

- P1.** The proposed signage supports the amenity of the locality by demonstrating high quality design that compliments the building, and locality, and includes durable materials and high quality construction standards;
- P2.** The proposed signage supports the Authority's vision for the location by demonstrating restraint in scale, size and collective amount of signage, appropriate to the site; and
- P3.** The proposed signage contributes to a safe and legible public realm by not creating visual clutter or limiting passive surveillance which may compromise public safety.

5. Glossary of Terms

Signage Panels affixed to building and freestanding structures commonly considered as signs, as well as other devices and media used for advertising, promotion or public information. Including:

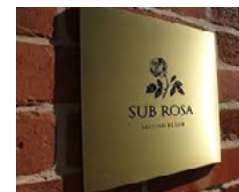
Construction Site Hoarding Signage Signage attached to hoardings, or used to screen building/construction sites, while works are being carried out on the site.



Decals Stickers, frosting or similar devices, applied to glazing to display business names, advertising or other information.



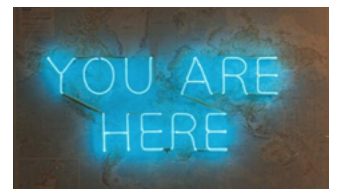
Home Based Business Signage Signage to a residential property displaying the name of a home based business operating from the property.



Freestanding Sign Signage not fixed to a building, such as 3D objects, ground based signs and sandwich board signs.



Flashing or Neon Signs Signs either illuminating with neon, or with any type of lighting that flashes on and off.



Name Plate A small flat plate attached to a wall near the entry of a building, that indicates the street number and/or the name of the building or business.



Development Policy 5 Signage

Over Entry Sign

Generally a flat panel sign for a retail/ commercial premises located above the doorway, across the top of a tenancy or on front of an awning.



Projecting Signs

Signs that include 3D or projecting elements, including those that project above the building roofline.



Public Event Signage

Signage associated with, and erected for the duration of, an authorised / approved public event.



Public Notice Sign

Signage that communicates information of public interest and not for advertising of goods or services. Includes signage related to the Authority or other government agency's functions.



Real Estate Sign

Signage used to display the sale or rental of a property, or similar such sign.



Temporary Signage

Small scale signage, displayed for a period of 48 hours or less, that does not compromise public amenity or safety.



Tethered Sign

Signage tethered to a structure or the ground, including flags, bunting, balloons and inflatable signs.



Development Policy 5 Signage

Third Party
Advertising

Signage or advertising promoting other companies, goods or services not directly part of the subject business.



Under Awning Sign

3D box or panel sign suspended below an awning in front of retail or business premises.



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Development Policy 6

Home Based Business

1. Introduction

Policy purpose

This policy clarifies when development approval for home based business is required and provides performance standards to guide the assessment of development applications when approval is required.

Background

Home based business is a significant sector of the Western Australian economy. Statistics indicate that up to 90 per cent of businesses in Western Australia are defined as small business and of these small businesses, approximately 70 per cent are operated by people working completely or predominately from home.

Home based business is recognised as providing many sustainability benefits, providing local residents with easy access to services, and the benefits of reduced car travel for business owners working from home. Working from home allows individuals choice and convenience in their working arrangements and can be a cost effective way of establishing and running a small business.

The Metropolitan Redevelopment Authority (the Authority) recognises that allowing small scale businesses to operate from residential premises supports the sustainable urban renewal of its project areas and can facilitate increased diversity and vibrancy in mixed use areas. The Authority seeks to provide balance between encouraging home based business and ensuring the amenity of residential and mixed use neighbourhoods.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all home based businesses proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To support the operation of low impact business activities from residential premises to allow residents the flexibility and benefits of working from home;
- To promote the harmonious operation with neighbouring properties of home based businesses within residential and mixed use areas; and

To clarify when a home based business is not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.

Criteria for home based business not requiring development approval

The Authority considers that some small scale, home based businesses do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval. Satisfying the following criteria would generally result in a proposed home based business not requiring development approval from the Authority.

The proposed home based business:

- A1** is operated by one or more residents of the dwelling and does not employ more than two persons on site that are not residents of the dwelling;
- A2** does not occupy more than 50m² of the dwelling or lot, and the premises remains predominately a residential dwelling;
- A3** does not involve the retail sale, display or hire of goods unless the sale, display or hire is done only by means of the Internet;
- A4** will not cause injury to or create substantial noise or disturbance, or other adverse impacts on the amenity of the neighbourhood;
- A5** does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- A6** does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight
- A7** does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

Notes:

Where a proposal does not meet the above criteria, an application for development approval should be lodged with the Authority.

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the landowner's responsibility to obtain all necessary permits and approvals.

3. Development Approval Requirements

Development applications for home based businesses must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory framework provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Performance Standards for Development Approval

- P1.** The size and character of the home based business is appropriate for the residential premises from which it is proposed to operate;
- P2.** The operation of the home based business will not detract from the appearance or character of the dwelling, site or locality;
- P3.** The operation of the home based business will not have a significant adverse impact upon traffic or parking in the locality;
- P4.** The proposed operating hours and customer movements will not have a significant adverse impact on the amenity of neighbouring properties; and
- P5.** The operation of the home based business will not generate noise, emissions or other disturbances that will adversely affect neighbouring properties.

5. Glossary of Terms

Home Based Business

Any business, commercial or occupational activity operated from a permanent residential dwelling or residential lot.

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Development Policy 7

Hosting Public Events

1. Introduction

Policy purpose

This policy clarifies when a public event requires development approval and provides performance standards to guide the assessment of development applications when approval is required.

Background

Activation of public places within the Bentley Redevelopment Area through public events contributes to the delivery of great places for people. Important elements of place activation are the planned and informal activities that occur in a given space, that encourage social interaction and public engagement and help build the character and attraction of a place, to make the place a special destination.

The Metropolitan Redevelopment Authority (the Authority) seeks to develop and support a diverse program of public events that cater for a wide range of activities and interests in the Bentley Redevelopment Area. Proposed public events should contribute to place activation, community and economic development, and be of an appropriate scale and intensity for each event space, with any potential impacts appropriately managed.

Legislative framework

This policy is part of the statutory framework for the Bentley Redevelopment Area. The policy is to be read in conjunction with the Bentley Redevelopment Scheme and any other relevant development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all public events within the Bentley Redevelopment Area held on land which is owned by or vested in the State or Local Government (such as a street, park, reserve or public plaza), or on privately owned land considered by the Authority to be an Event Space, as defined by the Bentley Redevelopment Scheme.

2. Policy Provisions

Objectives

- To enhance the appeal of the Bentley Redevelopment Area with the addition of culture, creativity and vibrancy by supporting public events.
- To facilitate place activation of key public places within the Bentley Redevelopment Area.
- To support event organisers, artists and community organisations in hosting well planned public events, in appropriate locations.
- To ensure events are effectively managed and operated to minimise any negative impact on the amenity of the surrounding area.
- To clarify when a public event is not considered to be a material change in the use of land under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.



Development Policy 7 Hosting Public Events

Criteria for public events not requiring development approval

The Authority considers that some temporary, small scale activities and events are not a 'material change in use' and therefore do not constitute development under the *Metropolitan Redevelopment Authority Act 2011*.

The Authority considers that a public event which satisfies the following criteria would generally not require development approval:

- A1** exhibitions displayed for not more than 30 days in total, or all other events taking place for not more than 48 hours in total, not including set up and removal times;
- A2** the event is likely to attract less than 1000 people to view or visit the specific event at any one time;
- A3** the event (excluding exhibitions) will not operate outside of the hours of 8am to 11pm; with set up and removal taking place between 7am and midnight, except for Sundays;
- A4** music or other noise emitted will not breach the *Environmental Protection (Noise) Regulations 1997* and will not require a noise approval under Regulation 18;
- A5** the event and associated facilities will not obstruct reasonable public use of space and pedestrian or vehicular access and movement through the site; and
- A6** the event has adequate facilities, infrastructure, management and security appropriate to the intensity (size, duration, potential impacts) of the event.

Where a proposal does not meet all of the above criteria, a development application is to be submitted to the Authority for approval.

Notes:

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the event organiser's responsibility to obtain all necessary permits and approvals, including health, liquor licensing, police, local government and public liability insurance.

An event permit may be required from the Authority or the City of Canning for events held on public land within the Bentley Redevelopment Area, even where a development application is not required.

3. Development Approval Requirements

Development applications for events must demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Event Management Plan

An Event Management Plan is to be submitted with each application with the following information:

- Event Plan;
- Operational Management Plan;
- Noise and Lighting Management Plan;
- Traffic Management Plan;
- Waste Management Plan;
- Risk Management Plan; and
- Stakeholder Notification Plan.

4. Performance Standards for Development Approval

- P1.** The proposed public event contributes to the activation and revitalisation of public places;
- P2.** The proposed public event is of an appropriate quality, character and intensity (size, duration, potential impacts) for the location;
- P3.** The proposed public event has adequate facilities, infrastructure, management and security, appropriate to the intensity of the event and location; and
- P4.** The proposed public event has been designed and programmed to mitigate potential negative impacts such as antisocial behaviour, traffic, litter, noise or light impacts on neighbouring residents, businesses and the general public using the area.

5. Glossary of Terms

Event Management Plan	documentation detailing the public event, including:
Event Plan	a detailed description of the event; dates and running times; location, structures and infrastructure - including maps and plans; number of attendees; catering/alcohol service; and organiser's details.
Operational Management Plan	bump in / bump out procedures (event set up and shut down); patron and pedestrian movement; deliveries, vehicle movement and parking; road closures; and services (power, water etc).
Traffic and Access Management Plan	identification of traffic impacts, proposed traffic management, assessment of available public transport, accessibility for bicycles and pedestrians.
Noise Management Plan	speaker, music and entertainment details, noise levels, impact mitigation measures, and compliance with the Environmental Noise Regulations 1997.
Waste Management Plan	on site management and removal of waste and rubbish; and site and surrounds cleaning schedule.
Risk Management Plan	security plan; alcohol management; emergency and evacuation plan; and public liability insurance.
stakeholder notification plan	consultation with local residents, businesses, land owners and other stakeholders (e.g. police, local government); details of advertising and notification signage and other public information.
Event space	land and/or premises regularly or occasionally used for temporary events such as festivals, fairs, expos, concerts, artist performances or art installation.
Public event	a non-permanent activity, function or display held on public land or an event space, that can be categorised as follows:
Community	local resident, school, community groups, events, or information booths/displays;
Festivals	music or arts events attracting large attendance over days, weekends or several weeks;
Commercial	markets, trade fairs and product promotions;
Function	corporate events;

Development Policy 7 Hosting Public Events

Exhibition	temporary installations, such as artwork or photographic displays, entertainment, festivals, concerts, busking, films, drama, dance and other performance art; and
Transitory	parades and marches

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Development Policy 8

Adaptable Housing

1. Introduction

Policy purpose

This policy details the 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.

Background

The Metropolitan Redevelopment Authority (the Authority) supports the incorporation of universal design principles into residential developments in order to meet the changing needs of home occupants across their lifetime and to ensure the supply of homes which are easier to enter, move around and live in.

Approximately 20% of the Australian population is affected by a disability to some degree. The chance of having a disability increases with age, with 50% of people over the age of 60 being affected by a disability. As the Western Australian population ages, the incidence of disability will continue to grow. Supporting the supply of adaptable housing will cater for people who require a high level of accessibility, such as seniors, carers and people with small children, and will allow people who develop certain disabilities to remain comfortably living in their current dwelling as well as enabling current residents to age in place.

It is more cost effective to include adaptable design features at building design stage. International research indicates that it is 20 times more efficient to design houses for change rather than retrofit them when unplanned necessity arises.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all permanent residential development proposals, excluding single dwellings in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To facilitate social diversity in the Bentley Redevelopment Area by providing adaptable housing that allows residents to age in place.
- To provide residential development that accommodates the different needs and abilities of residents.
- To promote high levels of housing accessibility for both residents and visitors.

3. Development Approval Requirements

Development applications must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4). All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Accessibility Report

An Accessibility Report and associated plans are to be prepared by a suitably qualified person demonstrating how the Performance Standards of this policy will be achieved in the proposed development. At the discretion of the Authority the report may be submitted as a condition of development approval during the working drawings assessment process (prior to a building permit).

4. Performance Standards for Development Approval

P1 20 per cent of the total number of residential dwellings (to be rounded down to the nearest whole dwelling) should incorporate the following Core Liveable Housing Design Elements advocated by Liveable Housing Australia:

- A safe, continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level;
- At least one, level (step-free) entrance into the dwelling;
- Where the parking space is part of the dwelling access it should allow a person to open their car door fully and easily move about the vehicle;
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces;
- A toilet on the ground (or entry) level that provides easy access;
- A bathroom which contains a hobless (step-free) shower recess;
- Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date; and
- A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.

Note:

Further guidance on the core Liveable Housing Design Elements can be found in the Liveable Housing Design Guide. A copy of this document is available at the Authority offices, or can be found on the Liveable Housing Australia website.

5. Glossary of Terms

Accessibility report	A report prepared to demonstrate how the proposed development will meet the performance standards set out in this policy.
Adaptable housing	Adaptable housing, as defined in Australian Standard AS4299, is housing that can be adapted to provide access for the physically disabled. For example, grab rails can be fitted to internal walls and level flat entry ways with wide doorways are provided.
Liveable Housing Australia	A not-for-profit partnership between community and consumer groups, government and the residential building industry to champion safer, more comfortable and easier to access homes for everybody, everyday, at all stages of life.
Suitably qualified person	An accessibility consultant, planning consultant or architect with demonstrated knowledge of applicable Building Code of Australia requirements, or similar.
Universal design principles	The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.

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Development Policy 9

Application to Amend a Development Approval

1. Introduction

Policy purpose

This policy 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.

Background

DevelopmentWA is the State Government's central land development agency that brings together the work of the Western Australian Land Authority (formerly trading as Landcorp) and the Metropolitan Redevelopment Authority (the Authority), while retaining the legislative powers of both agencies. This Policy is prepared under the powers of the *Metropolitan Redevelopment Authority Act 2011* (the MRA Act) and the associated Bentley Redevelopment Scheme.

The Authority is responsible for the control of development in each redevelopment area in a manner that is consistent with the objectives for the relevant redevelopment area and the requirements of orderly and proper planning. Regulation 22 of the *Metropolitan Redevelopment Authority Regulations 2011* and provisions within the redevelopment schemes provide for the Authority to contemplate the amendment of a valid development approval.

Legislative framework

This policy is part of the statutory planning framework for all Redevelopment Areas. It is to be read in conjunction with all redevelopment scheme provisions, development policies and design guidelines that may apply.

Where the policy applies

The policy applies to all applications to amend a valid development approval submitted in accordance with the *Metropolitan Redevelopment Authority Regulations 2011* and the Bentley Redevelopment Scheme, to do any or all of the following:

- to extend the period within which it must be substantially commenced;
- to amend or delete any condition(s) to which the approval is subject;
- to amend an aspect of the development approved that, if amended, would not substantially change the development approved.

Development Policy 9 Applications to Amend a Development Approval

In addition to the above, the Authority may, at its discretion, support minor modifications to a valid development approval at working drawings stage, without the requirement for an Application to Amend Development Approval, where the Authority considers that such a change:

- results in a minor and positive modification to the building envelope; or
- results in a reduction in the scale or intensity of development (i.e. building height or form), including an associated reduction in car parking provision; and
- maintains or enhances the architectural/urban design quality of the proposal; and
- remains compliant with the applicable planning framework, as amended from time to time.

2. Policy provisions

Objectives

- To ensure the timely and efficient development of land within redevelopment areas.
- To ensure development is consistent with the Authority's redevelopment objectives, the evolving site context and best practice environmental, architectural and urban design principles; and
- To ensure orderly and proper planning in the assessment and determination of development applications.

3. Development approval requirements

An Application to Amend a Development Approval is required to demonstrate that the proposal meets the Objectives and Acceptable Development Standards of this policy and is consistent with the objectives and provisions of the relevant redevelopment scheme and any other statutory provision that may apply, including:

- the Authority's Development Policies;
- the Design Guidelines; and
- any applicable State Planning Policy, as determined by the Authority.

3.1 Amendment to Substantial Commencement Period

An application to amend an approval by extending the period within which the approved development is to be substantially commenced is to be:

- 3.1.1 received by the Authority within the validity period of the approval;

Development Policy 9 Applications to Amend a Development Approval

- 3.1.2 minor in nature, being less than or equal to the length of the original validity period;
- 3.1.3 supported by written evidence and related documentation demonstrating, to the satisfaction of the Authority, alignment with the Policy Objectives and, as a minimum:
 - a. why substantial commencement of construction of the approved development has not occurred within the approved period;
 - b. that the applicant has actively and consciously pursued implementation of the approved development within the approved period;
 - c. that the applicable planning framework has not substantially changed since the approval date;
 - d. that there has been no material change to either the site or the surrounding locality since the development approval was granted; and
 - e. the proposed steps/milestones to achieve implementation of the approved development within the extended period.

3.2 Amendment to Approved Plans or Condition(s) of Development Approval

An application to amend the approved plans and/or condition(s) of a valid development approval is to be:

- 3.2.1 received by the Authority prior to the completion of the approved development, where the amendment includes a change to the approved plans, or any time thereafter where the amendment relates to a condition of approval only; and
- 3.2.1 supported by written evidence and related documentation to demonstrate, to the satisfaction of the Authority, that the proposed amendment:
 - a. does not constitute a substantial change to the originally approved development;
 - b. is generally consistent with the Objectives of this Policy and the applicable planning framework;
 - c. will not have a detrimental impact on the amenity and enjoyment of adjacent properties or on the character of the streetscape; and
 - d. will not result in an intensification of the use and related impacts from the approved development.

4. Process

An application to amend a development approval is to be submitted to, and assessed by, the Authority in accordance with Regulation 22 of the *Metropolitan Redevelopment Authority Regulations 2011*.

The Authority will have regard to the cumulative impact of any previous amendments in determining whether the resultant change(s) constitute a substantial change to the original development approval.

An application to amend a development approval will be assessed against the planning framework applicable at the time of determination of the amendment application and will generally be determined at the same delegation level as the original approval decision.

If an application to amend a development approval is not supported, nothing in this policy prevents the applicant from lodging a new application for development approval for the proposed use or development that was the subject of the amendment application.

5. Fees

An application fee will be payable in accordance with Schedule 5 of the *Metropolitan Redevelopment Authority Regulations 2011*.

6. Glossary of Terms

Substantially Commenced

means the act of undertaking substantial physical works associated with the approved development. For the purposes of this policy substantial physical works would require:

complete excavation and piling of the site and laying of the basement slab in its entirety; or

where no basement is proposed, the laying of the ground floor slab in its entirety, including installation of all below ground services and all works required to stabilise the site.

For development with an estimated construction cost in excess of \$50 million the Authority, at its discretion, may agree to substantial commencement being achieved by the laying of a minimum of 50% of the basement/ground floor slab together with installation of associated below ground services and site stabilisation works.

Substantially Changed

means any change to the plans or a condition that, in the opinion of the Authority:

- a. involves a new use; or
- b. results in the application applying to a new parcel of land; or
- c. dramatically changes the built form in terms of scale, bulk and appearance resulting in a detrimental impact on the amenity of the neighbouring properties or the area; or
- d. changes the ability of the proposed development to operate as intended or
- e. removes a component that is integral to the operation of the development; or
- f. significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or
- g. introduces new impacts or increase the severity of own impacts; or
- h. removes an incentive or offset component that would have balanced a negative impact of the development; or
- i. impacts on infrastructure provisions.

Applicable Planning Framework

means the Authority's redevelopment scheme and associated statutory tools adopted, approved or given due regard under the redevelopment scheme in force at the time of the amendment application being assessed and determined.

Development Policy 9 Applications to Amend a Development Approval

Working Drawings means plans and supporting details, reports and documentation that form part of a building permit application to a permit authority, copies of which are provided to the Authority under clause 4.33 of the Bentley Redevelopment Scheme prior to submitting a building permit application.

Related Documents

Internal

Form 3 Application to Amend a Development Approval

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Summary of Stakeholder Comments and Consideration

Stakeholder	Stakeholder Comment	Consideration
City of Canning	The City of Canning advised that it is supportive of the intent of the draft Design Guidelines and draft Development Policies and provided a number of comments and recommended a number of changes to ensure the documents are consistent with the City's own planning framework, and to ensure the provisions in the documents are fit for purpose and enforceable. The requested changes are deleted as follows:	Noted. The comments and recommended changes are addressed as follows with updates made to the draft documents where changes align with the vision and planning framework for Bentley.
	Design Guidelines Map 1: R-Code Plan: The R-AC2 site next to the Chung Wah Association site (2 Hedley Place, Bentley) has an inequitable access to Public Open Space (POS) compared to other similar R-coded sites within the Bentley Redevelopment Area.	The R-AC2 site benefits from equitable access to Public Open Space. The site is directly opposite a POS plaza, within close walking distance to new local parks and the future central meeting space park, and a short distance from Wyong Reserve. This level of access is consistent with other similarly coded sites in the Bentley Redevelopment Area and aligns with the strategic intent of the current planning framework.
	1.4 Discretionary Clause: It is noted that through the different iterations of versions of the guidelines that the land use 'mixed use' has been removed. This seems to be a lost opportunity and the City would like to understand why it has been removed.	Specific mixed-use sites have not been mandated. Consistent with the Bentley Redevelopment Scheme, a diverse range of commercial, community, and retail land uses is encouraged throughout the redevelopment area. The precinct character statements identify and promote mixed-use development in locations with high amenity, particularly adjacent to public open space, to support vibrant and accessible neighbourhoods.
	1.4 Discretionary Clause: The City requests the inclusion of wording that prevents underutilisation of high-density sites by prohibiting low-yield proposals that do not achieve the intended residential yield for the zone. The City also requests that	The Design Guidelines are an outcomes based document that provides flexibility in development outcomes responsive to market conditions where they remain consistent with

	commercial-only developments should be explicitly prohibited on land zoned for mixed use.	the Vision and Character statement. This approach encourages innovative and context sensitive solutions that respond to site opportunities and constraints. Prohibiting commercial only proposals may limit activation opportunities for strategic sites. It is worth noting that DevelopmentWA will be responsible for major land transactions within the precinct, which will enable the sale of key strategic sites to those with proposals that appropriately align with the Redevelopment Area vision.
	2.1.1 Subdivision and Site Planning: The Design Requirements states “All development must integrate Crime Prevention Through Environmental Design (CPTED) principles by ensuring high visibility and natural surveillance, providing clear and direct access routes, reinforcing boundaries between public and private areas, and maintaining well-managed, safe, and orderly environments that deter antisocial behaviour.” Point k. in the Acceptable Outcomes in connection Point g. above states “All design and development proposals (subdivision, building and public realm) must integrate CPTED best practice principles to the design of the built environment to minimise crime and the fear of crime.” The wording is vague and does not add much value. The wording of the Acceptable Outcomes should be more detailed to provide greater clarity on CPTED outcomes. Larger projects need to include the provision of a CPTED Analysis/Report to inform the implementation of best practice principles to the design of the built environment to minimise crime and the fear of crime.	The Design Guidelines have been updated to ensure CPTED principles are implemented consistent with the Safer Places by Design Planning Guidelines.
	2.1.3 Car Parking Consideration: The City requests the addition of a new Acceptable Outcome which allows for reduced parking where a Residential Transit Plan (RTP) is provided. The RTP should outline shared vehicle schemes, car hire availability within	An acceptable outcome has been added to the Design Guidelines, allowing for reduced parking provisions where alternative transport initiatives are proposed.

	strata, or other measures that reduce car dependency, in particularly relevant for NDIS and social housing projects.	
	2.1.3 Car Parking Consideration: The car parking requirements under 'Table 2: Car Parking Requirements' are significantly below benchmarks. Table 2 states that Transient Residential developments permit Short-term Rental Accommodation (STRA) parking at 1 bay per 4 dwellings. This is inconsistent with recent State Government STRA guidelines, which require car parking provisions for STRA to be in line with the R-Codes. Adjustments should be made to align with State standards. Table 2 also states that Specific Purpose Accommodation developments permit Student Housing parking at 1 bay per 4 accommodation units. This conflicts with the City's Local Planning Policy LP.03, which requires 0.5 car bays per bed space. The City recommends amendments to maintain consistency and ensure adequate provision.	The current car parking requirements align with the Bentley Redevelopment Scheme and are generally consistent with broader planning objectives aimed at reducing car dependency and promoting more sustainable, active transport outcomes. Advice has been sought from the DPLH Strategy and Engagement team, who confirmed that the replication of the minimum and maximum car parking ratio approach for residential development for STRA was reasonable. The Design Guidelines remain consistent with the R-codes, to ensure clarity, consistency, and a coordinated approach across planning instruments. Alternative outcomes are also supported by Design Requirements of the provision.
	2.1.3 Car Parking Consideration: The City recommends developing a dedicated Parking Policy for the Bentley Redevelopment Area, incorporating provisions for concessions linked to sustainable transport measures.	The planning framework is intentionally flexible and outcomes-based, allowing for alternative on-site solutions to be considered on a case-by-case basis. As such, an additional policy is not considered necessary at this stage, though future refinements can be explored if emerging needs or feedback warrant further guidance.
	2.1.4 Bicycle Parking and End of Trip Facilities: The City recommends visitor bicycle bays be sheltered by a water-impermeable roof structure to ensure usability in all weather conditions. The City suggests the use of visual examples from the R-Codes (Volume 2) for compliant bicycle parking designs. The City requests mandating natural ventilation in end-of-trip facilities to promote user comfort.	The Design Guidelines include a provision requiring that tenant bicycle parking be waterproof and that end of trip facilities are to be ventilated.

	2.1.6 Landscaping and Planting Guide: The retention of mature trees should be required, and wording on this matter should be stronger. In the Transition, Terrace, Green Heart, and Activity Precinct provisions, the “Acceptable Outcomes – Residential Development” wording is vague. The City suggests the following: • Building height controls should be clearly expressed in storeys and metres, consistent with R-Codes Volume 2, to provide certainty for both developers and assessors with the words ‘minimum’ and ‘maximum’ applied where a storey or height is required. • Where building height is referenced the type of roof pitch should be included. For example, in R40 areas: A minimum of 2 storeys or a maximum of 10 metres for a pitched roof. • The allowance of ‘averaging of minimum’ is not supported. • The wording around ‘averaging’ is not clear, and it is not demonstrated how the averaging is calculated for all precincts. In some of the precincts more clarity is provided for this provision compared to other precincts. Where averaging is mentioned the wording “up to 50% distance of minimum setback where any reduction is compensated for by an equal area of open space located between the setback line and a line drawn parallel to it at twice the setback distance” should be included. • Transition Precinct provisions states “Buildings, garages and carports: 0.5 metres minimum measured from the laneway reserve boundary.” However further down in the text another provision states “For all lots that have a laneway frontage of 7.5 metres or greater, they should incorporate a soft landscaping area with a minimum dimension of 1.5m that is adjoining and visible from the laneway.” To reduce confusion and the possibility of errors, all laneway requirements should sit together. • Wording across all the precincts should be consistent.	The Design Requirements include reference to preserving mature trees as part of future designs. Building height controls have been expressed in both storeys and metres to ensure clarity and consistency with the R-Codes. Minimum building heights have been applied along Taree Street and adjacent to areas of Public Open Space through the Development Control Diagrams. This approach promotes a consistent and cohesive urban form, reinforcing the intended streetscape character and supporting active frontages in high-amenity locations. The building heights included in the Design Guidelines are aligned with the R-Codes, the Design Requirements will ensure that development meets the necessary design and performance requirements, including considerations for scale, intensity, and streetscape integration/activation. The concept of setback averaging is applied in accordance with the R-Codes definition, allowing flexibility in built form along the streetscape. The averaging provision has been revised to enhance clarity. The Acceptable Outcomes have been grouped under specific key controls to improve usability and clarity for applicants and assessors,
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		ensuring that the framework remains practical and outcome-focused.
	Please note that the suburb of Bentley is already POS-deficient when measured against Liveable Neighbourhoods guidelines.	Noted. The Bentley Master Plan includes a range of new public open spaces designed to accommodate a variety of functions. These spaces are intended to support recreation, community gatherings, environmental sustainability, and enhanced connectivity, contributing to a vibrant and inclusive public realm. The Master Plan POS areas are reflected in the Design Guidelines and equate to 12% of the total project area, exceeding liveable neighbourhoods within the Redevelopment Area.
	The City appreciates the addition of design requirements added for laneways.	Noted.
	The City requests that DevelopmentWA considers the addition of a clause to allow for the preparation of Local Development Plans for laneway lots and site with particular issues, such as mature trees proposed for retention or sloped sites.	The Design Guidelines are considered to provide adequate provisions to guide built form outcomes for all lots within the Redevelopment Area. The design guidelines offer clear direction on matters such as setbacks, building orientation, interface with public spaces, and streetscape character, reducing the need for additional site-specific instruments. Streamlining the planning process by limiting LDPs improves efficiency, avoids duplication, and supports a more consistent and transparent approach to development assessment. The Design Guidelines do not preclude the use of LDPs, allowing flexibility should unforeseen, site-specific circumstances arise that warrant their application.

	The City requests clarification on the timeframe for build-out and would like to confirm whether DevelopmentWA will retain management responsibility until full completion or transfer land to the City progressively. This is important for the City's asset planning and maintenance budgeting.	Noted, however it is not relevant to include this information in the Design Guidelines. DevelopmentWA's Operations team will continue to work collaboratively with the City of Canning to clarify asset ownership and transfer arrangements, ensuring alignment with long-term management responsibilities and operational requirements.
	Development Policies Development Policy 1 – Green Building: The City requests confirmation on who would be assessing the Sustainable Design Assessment Reports (SDAR). Would these be assessed by DevelopmentWA? A number of the criteria in Appendix 2 ESD Guideline are not measurable.	Development Policy 1 is intended to apply to grouped dwellings delivered collectively rather than through individual applications. DevelopmentWA will assess the Sustainable Design Assessment Reports (SDARs), ensuring consistency with Development Policy 1 - Green Buildings. Amendments have been made to reduce the extent of prescriptive requirements and support a more objective-based approach for grouped dwellings.
	Development Policy 2 – Sound and Vibration Attenuation: The current requirements exceed those in State Planning Policy 5.4 – Road and Rail Noise. The City recommends applying this policy only to developments in identified noise exposure zones or of a certain scale, to avoid unnecessary costs for low-density sites without significant noise impacts.	The proposed Development Policy 2 – Sound and Vibration Attenuation for Bentley aligns with the equivalent version of this policy adopted within other redevelopment areas. The Policy is to be read in conjunction with <i>State Planning Policy 5.4 – Road and Rail Noise</i> for land identified within the vicinity of freight and major traffic routes as well as noise emitting and sensitive land uses, enabling a rational approach to noise mitigation across the redevelopment area.

		Noise attenuation measures for land uses will be addressed on a case-by-case basis through the submission of an acoustic report to manage and mitigate noise in accordance with the <i>Environmental Protection (Noise) Regulations 1997</i> .
	Development Policy 3 – Public Art: The City requests that this be aligned with the City’s Local Planning Policy ‘LP.09 – Developer Funded Public Art’ and include provisions for financial contributions in-lieu of on-site works.	To support consistent decision-making outcomes by DevelopmentWA across its Redevelopment Areas, the proposed Development Policy 3 for Bentley aligns with the equivalent version of this policy adopted within other redevelopment areas. The Development Policy includes options for cash-in lieu payments to be made into DevelopmentWA’s Public Art Fund.
	Development Policy 4 – Additional Structures: The City recommends reduced reliance on performance criteria by introducing measurable metrics for building bulk, setbacks, and open space, consistent with R-Codes assessment criteria.	The Redevelopment Area planning framework is intentionally performance-based. This approach supports an outcomes focused assessment and better recognises innovation and responsiveness to site-specific conditions.
	Development Policy 5 – Signage: The City requests that third-party signage be prohibited, in line with the City’s Local Planning Policy ‘LP.05 – Advertising Signs’. This policy should be consistent with the City’s LP.05.	Development Policy 5 requires that any third party signage is subject to a DA for the emirates to be considered on a case-by-case basis. DevelopmentWA is happy to discuss City’s concerns in further detail during the consultation period.
	Development Policy 6 – Home Based Business: It is noted this policy is not consistent with the City’s LPS 42 which reflects the Model Scheme Text. This policy allows for two employees without requiring a DA, and no restriction on the customer numbers and hours of operation.	The Model Scheme text only limits the number of non-resident employees to a maximum of two, which aligns with the draft Development Policy. No restrictions on operating hours were identified.
	Development Policy 8 – Adaptable Housing: The City requests that the minimum project scale for policy application (e.g. developments of 10 or more dwellings) be defined, to ensure proportionality and feasibility.	To promote social diversity within the Bentley Redevelopment Area, the planning framework supports the delivery of adaptable housing that enables residents to age in place. This ensures

		that residential development can respond to a wide range of needs and abilities, fostering inclusive and resilient communities. The Policy does not apply to single dwellings, and only 20 per cent of dwellings are required to incorporate Core Liveable Housing Design Elements, providing a balanced approach that supports accessibility without imposing excessive constraints on development.
	Development Policy 9 – Application to Amend a Development Approval: The City recommends the introduction of measurable assessment criteria to improve consistency and transparency in decision making.	The Policy is consistent with existing redevelopment area policies regarding amendments to development applications, ensuring consistency in decision-making.
Department of Planning, Lands and Heritage	Department of Planning, Lands and Heritage (DPLH) provided the following comments on the draft Bentley Design Guidelines and Development Policies. The draft Design Guidelines and Development Policies provide a comprehensive framework on detailed design and policy guidance for a substantial urban infill project that capitalises on the area's strategic proximity to significant educational, environmental and entertainment uses in addition to its accessibility to the Perth Central Business District. The densities proposed within the various precincts are compatible with those abutting the <i>Bentley Redevelopment Scheme</i> area and are appropriate given the significant nature and scale of this infill site. The proposed development and policy requirements are generally consistent with the relevant Western Australian Planning Commission policies. Additional comments are appended to this letter for your consideration.	Noted.
	A full movement intersection at Hedley Place is unlikely to be supported considering the high current and future traffic volumes on Manning Road.	Noted. There are no changes proposed to the left-in/left-out access from Hedley Place to Manning Road.

	A traffic impact assessment would be useful to demonstrate that the intersection at Dumond Street will operate adequately when the site is redeveloped.	A Traffic Impact Assessment was prepared as part of the Master Plan, identifying the Manning Road and Dumond Street intersection as road upgrade required to improve its safety and performance. Future upgrade works will be undertaken in collaboration between DevelopmentWAs operations team and the City of Canning as the redevelopment progresses.
	The Activity Precinct provisions relating to vehicle access and the advocate development control diagram should specify that no vehicular access is permitted along the frontage of Manning Road as alternative vehicular access opportunities exist from Road 10 and Hedley Place.	The implications of this proposed restriction are not fully understood at this stage so the preference is to leave the option open in the Design Guidelines. Future access arrangements will be considered in collaboration with the City of Canning and DPLH at development application stage to ensure appropriate connectivity.
	An assessment against the <i>State Planning Policy 5.4 – Road and Rail Noise</i> (SPP 5.4) should be undertaken to determine the likely level of transport noise and management / mitigation required.	All future development is to comply with the requirements of Development Policy 2 - Sound and Vibration which is to be read in conjunction with SPP 5.4 for land identified within the vicinity of freight and major traffic routes as well as noise emitting and sensitive land uses, enabling a rational approach to noise mitigation across the redevelopment area.
	Reference to “WAPC Designing Out Crime Design Guidelines” should be replaced by “Safer Places by Design Crime Prevention through Environmental Design Planning Guidelines.”	Design Guidelines have been updated to reference correct document.
	The lot boundary setback to public open space development standard within Appendix 1 should refer to “R-Codes Part C 3.4”.	Appendix 1 has been updated to reference the provisions of the R Codes - Part C.
Department of Water and Environmental Regulation	The Department of Water and Environmental Regulation advised that it has considered the proposal and has no objections and no further comments.	Noted.
Department of Education	The Department of Education provided the following comments on the draft Bentley Design Guidelines (Guidelines) and Development Policies (Policies). One of the main aspects of the	Noted. DevelopmentWA will continue to liaise with the Department regarding future

	draft Guidelines is to introduce the spatial setting of medium to high density residential development within the Bentley Redevelopment Area. Whilst there are merits to such infill development, it is critical that new developments and the anticipated increase in student demand would not have adverse impacts on the accommodation capacity, operation and amenity of the School, and safety, health, and wellbeing of students.	development of the Bentley Redevelopment Area.
	It is identified in the Guidelines that the Green Heart and Activity Precincts which have a direct street interface with Bentley Primary School envision, in part, mixed use developments. As schools are deemed to be sensitive land uses, careful consideration is to be given to the future land uses which may operate in close proximity to school sites. There are certain land uses which are not considered to be compatible near school sites which include, but are not limited to, fast food outlets, service stations, smoke/vape shops, and liquor licensing premises. However, under the DevelopmentWA's Bentley Redevelopment Scheme, such land uses are mainly deemed as 'Contemplated' within the Bentley Project Area. Accordingly, the Department expects development proposals involving such land uses be referred to the Department for review and that they are not located near the School site.	Future development adjacent to Bentley Primary School will be assessed against the Vision, Character Statement, and Design Requirements outlined in the Design Guidelines. Where appropriate, proposals will be referred to the Department of Education and other relevant stakeholders for comment.
	In terms of the potential increase in student enrolment demand, the Department will continue to review the public education needs as development progresses within the Redevelopment Area and that future augmentation or expansion of the School site (e.g. off-site early childhood facility) may be required. This is to ensure to ensure that the residential growth corresponds accordingly with the provision of public school/s in the locality. In addition, it should be highlighted that any requirement for primary school developer contributions will be assessed and may be applied at the subdivision stage.	DevelopmentWA acknowledges the potential need for future modifications or expansion of the school site and will work with the Department and stakeholders to ensure any changes are strategically planned and align with the approved Master Plan.

	In view of the above, the Department has no objection to the draft Guidelines and Policies subject to the above matters being addressed.	Noted.
Department of Health	The Department of Health (DoH) advised that it does not object to the Design Guidelines and provided the following comments.	Noted.
	The acronym 'ESD' was used multiple times throughout the documents however, no definition is provided.	Development Policy 1 – Green Building has been updated to define ESD as Environmental Sustainable Design.
	DoH advised the subject area is projected to experience more extreme temperatures, heatwaves, extreme rainfall, and runoff. Development Policy One: Green Building, captures a number of areas which would improve the communities resilience to climate change. However DoH notes that the majority of the criteria throughout this policy do not contain measurable outcomes or targets. The DoH recommends that evidence-based strategies, including measurable actions and measurable requirements, are included to minimise future risks to public health and to improve community resilience to climate change.	Development Policy - 1 Green Building promotes sustainable design practices that improve resilience to climate change, such as energy efficiency, water management, and urban greening. These principles provide flexibility for diverse projects while encouraging best practice outcomes. The introduction of prescriptive targets may duplicate requirements found in other regulatory frameworks such as the Building Code of Australia, creating unnecessary complexity.
	With regards to Development Policy 2 Sound and Vibration Attenuation, the DoH recommends that any Acoustic Report and recommended attenuation strategies completed in accordance with this Policy 2 be referred to the City of Cannings' Environmental Health Services for review. Please also note that the Metropolitan Redevelopment Authority is not the enforcement agency for the <i>Environmental Protection (Noise) Regulations 1997</i> .	Noted. Future Development Applications decisions regarding the public health effects of noise and vibration will be referred to the City of Canning and where applicable the Department of Water and Environmental Regulation for comment.
	All developments are required to be connected to drinking water and sewage services provided by a licensed service provider in accordance with the <i>Water Services Act 2012</i> . All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011.	Noted. This will be addressed at detailed design stage.

	DoH supports the incorporation of healthy design elements into urban development to encourage healthy active living. The DoH publication 'Evidence supporting the creation of environments that encourage healthy active living' is a document providing a summary of evidence-based literature and key components of urban development.	DevelopmentWA acknowledges the importance of creating environments that support active, healthy living. Future development will be considered in accordance with the Department of Health's principles and evidence-based guidance to ensure alignment with best practice in promoting community wellbeing.
Department of Housing and Works	The Department of Housing and Works provided the following comments: The stated area objectives emphasize the promotion of social inclusion and highlight the need for diverse housing supported by appropriate community infrastructure. The document further requires that housing proposals address affordability within precincts, mandating applications to identify both dwelling mix and affordable housing provision. However, the policy does not provide clear guidance on preferred dwelling mix, nor does it establish measurable targets for affordable housing outcomes. It is therefore recommended that a project-specific development policy be prepared to establish standards for the delivery of a desired dwelling mix tailored to each precinct. Such a policy would provide greater certainty and ensure that housing diversity aligns with the social and demographic needs of the area. In addition, it is suggested that the policy should set explicit standards for the delivery of affordable housing and incorporate mechanisms to secure the ongoing retention of these dwellings for occupation by households in lower income brackets. This will safeguard long-term affordability and prevent the erosion of affordable housing stock over time. Consideration should also be given to the inclusion of incentives that encourage the delivery of social and affordable housing. These may include, but should not be limited to, provisions allowing development at higher densities than those prescribed in the R-Code maps of the precincts. Such incentives would provide	The Redevelopment Area prioritises the delivery of a diverse mix of housing, with a focus on medium-density outcomes and a target of one in seven dwellings to be delivered as social housing across the redevelopment area. As such it is proposed not to adopt an Affordable and Diverse Housing policy in Bentley Redevelopment Area where DevelopmentWA as the majority landowner will ensure targeted social housing through sales contract mechanisms, transfers to DHW and possible direct delivery of built form. To support mixed housing outcomes, a range of residential densities integrated within the established suburb, from R40 to R-AC2, are provided to offer opportunities for dwelling diversity. Detailed assessments of dwelling mix and affordability will also be undertaken during subdivision design and development approval stages with the provision of varied lot sizes and identified innovation sites.

	a practical means of balancing development feasibility with the achievement of social inclusion and affordability objectives. It is recommended that the document requirements be strengthened through the following additions: <u>Dwelling Schedule</u> The dwelling mix discussion should include a clear assessment against the desired dwelling mix and affordability standards, as established in a project-specific Housing Diversity and Affordability Policy. This will ensure that proposals are evaluated against defined objectives and contribute meaningfully to housing diversity and affordability outcomes within the precinct.	
	<u>Arborist Report</u> should be required as part of the application documentation. This will provide an early and comprehensive understanding of the value, condition, and health of existing trees, enabling informed decisions about retention, removal, or replacement. Incorporating advice at the outset will strengthen environmental outcomes and support the integration of green infrastructure into development proposals.	An Environmental Assessment Report for the site was prepared by Emerge Associates during the Master Plan process. It found no threatened or priority ecological communities. Existing trees have been retained by strategically placing public open spaces and road reserves. DevelopmentWA may require the preparation of an Arborist Report on a case by case basis. Section 1.5 has been updated to require submission of an Arborist's Report (where deemed necessary).
	It is recommended that the Site Context section be updated to reflect the location and its relationship to the broader Cannington Centre. This area is anchored by Westfield Carousel, the Cannington Train Station, and the adjoining bus terminus, and includes key civic and district-level facilities such as the Council Chambers, police services, schools, and medical facilities. Collectively, these assets provide essential support to residents, create local employment opportunities, and ensure strong public transport connectivity to the wider metropolitan area.	A context map is now included in the Design Guidelines, contextualising the redevelopment area within Bentley, the adjacent suburbs and proximity to existing education, open space, and retail facilities.

	2.1.1 Subdivision and Site Planning: Suggest strengthening Acceptable Outcomes as follows - <u>(f) Tree Retention</u> It is recommended that high and medium value mature trees be prioritised for retention. To achieve this, clear variations to planning and design requirements should be permitted, including: • Allowance for additional storeys • Reduced setbacks, including two-storey boundary walls • Flexibility in overlooking or overshadowing provisions • Reduced parking requirements, particularly for on-site visitor bays These measures will provide practical pathways to balance development feasibility with the retention of significant trees, thereby enhancing environmental and amenity outcomes. <u>(k) CPTED Principles</u> The policy should explicitly limit the use of metal sheet fencing or other non-permeable fencing along public realm interfaces. This requirement will ensure compliance with Crime Prevention Through Environmental Design (CPTED) and Safer Places by Design objectives, promoting permeability, visibility, and safer community outcomes. 2.1.3 Car Parking Considerations: Consider including provisions that enable reduced parking requirements for retained trees. Note that 3.5m floor to floor heights for structured parking can be cost prohibitive and less efficient due to extent of ramping. 2.1.4 Bicycle Parking and End of Trip Facilities should be updated to include e-rideables. 2.1.5 Universal Access: The current guidelines appear to apply universal access requirements to all buildings, including all	Recommendations are noted, however the acceptability of variations to the planning framework to allow tree retention is not deemed necessary. The Design Requirements and Acceptable Outcomes of the Design Guidelines provide a flexible framework to contemplate site specific alternative outcomes. Acceptable Outcomes now specify the intended quality and materiality of fencing. Non preferred fencing materials such as wire, chain link, are also noted. Design Requirements and Acceptable Outcomes included in the Design Guidelines ensure parking bays minimise impacts on amenity and streetscape outcomes. Alternative outcomes to the floor to floor heights of developments are capable of being considered through the development application process on a case by case basis. The Design Requirements and Acceptable Outcomes encourage developments to make provision for various active travel modes. An additional Acceptable Outcome is now included in the Design Guidelines clarifying that
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	residential developments. It is noted, however, that universal access is not typically required for all residential land uses beyond public realm, communal areas, and shared facilities such as lobbies. Applying these requirements indiscriminately across all housing typologies such as walk-up style apartments and other diverse residential forms, would be neither practical nor necessary. Such an approach could significantly increase construction costs and potentially constrain the delivery of housing. It is therefore recommended that universal access requirements be targeted more appropriately, with application focused on: • Public realm design (streetscapes, open spaces, and communal areas) • Public buildings intended for community use • Selected residential dwellings specifically designed to accommodate people of all abilities This approach would ensure that accessibility objectives are achieved where they are most impactful, while maintaining flexibility and feasibility in the delivery of diverse housing options.	adaptable housing for all permanent residential is to be provided in accordance with Development Policy 8 - Adaptable Housing, excluding single dwellings. Design Requirements and Acceptable Outcomes have been prepared to enhance accessibility, public space amenity, and intuitive wayfinding for all users.
	2.1.6 Landscaping and Planting Guide The delivery of these outcomes may require development concessions for retained trees as listed under 1.5 above. It is suggested that it referenced in this section. Recommend that artificial turf is not permitted in verges, front and side setbacks or where visible from the public real	The Acceptable Outcomes for all developments recognises that existing mature trees on private property and public land is encouraged wherever possible. The Acceptable Outcomes also note that the use of artificial turf is strongly discouraged.
	2.2 Transition Precinct Provisions, 2.3 Terrace Precinct Provisions: To ensure the vision and objectives for attractive, pedestrian-prioritised streetscapes with high levels of passive surveillance are achieved, it is recommended that the following design requirements be incorporated into the table:	Single dwellings are to be constructed in accordance with the provisions of the R-Codes. These include standard requirements such as garage widths based on lot sizes.

	• Single-Storey Dwellings (Frontage $\leq 10.5\text{m}$)- Limited to provision of a single car garage to reduce the dominance of vehicle access points on the streetscape. • Lots with Frontages $< 12\text{m}$- Required to provide single vehicle crossover widths (maximum 3m), except where access is provided via a laneway. This will minimise interruptions to pedestrian pathways and enhance street activation. • All Other Single Dwelling Lots- Crossover widths limited to 4.5m maximum, except where serviced by a laneway. This ensures consistency in design, reduces hardstand areas, and supports a more attractive and pedestrian-friendly public realm. Public Realm Interface – Additional design requirements suggested: • Minimum 50% front landscape to be soft scaping • One tree provided per dwelling in front setback • Secondary frontages should include landscaped side setbacks	Crossovers fall outside design guidelines, and these are to be provided in accordance with the City of Canning's requirements and will require separate crossover approvals. Landscaping provisions are also governed by the R-Codes, with only minimal variations proposed to avoid confusion for home builders. Additionally, the construction of parks will incorporate appropriate landscaping where lots adjoin future public open space.
	2.4 The Green Heart Precinct Provisions, 2.4 Activity Precinct Provisions Recommend these additional inclusions to the table if the vision and objectives for verge tree and attractive streetscapes with high passive surveillance are to be achieved. • Consider minimum 3 storey building heights in lieu of 2-storey to deliver the built form intended of R80-R100SL densities. • Consider increasing number of habitable rooms required from each dwelling to overlook the public realm from a minimum of 1 habitable room to 2, except for single bedroom dwellings. • Remove overlooking/privacy requirement for terraces and apartments dwelling with opening facing rear laneway as it competes with passive surveillance objectives.	The additional inclusions are noted, and considered as follows: • Building Heights in the Green Heart and Activity Precincts reflect heights are consistent with the R-Codes. Buildings are to have a minimum building height of 2-storeys where depicted on the Precinct Development Control Diagram. • Dwellings should have one habitable room and primary outdoor living area face the public realm under the Acceptable Outcomes, sufficient to maintain passive surveillance and streetscape engagement. • Major openings from laneways are required to maintain an engaged laneway frontage.

Department of Transport and Major Infrastructure	- Consider storage flexibility – such as reduced dimension (1m) and storage being able to be split (i.e. on balcony and in car park area). - It is suggested that the requirement for storage not to be permitted/Visible to the public realm to be re-considered. Often apartment balconies include stores without impacting the building amenity	Storage requirements are as per the R-Codes, and alternative outcomes can be reasonably contemplated through the development application.
	3.2 Streetscapes: It is recommended that consideration be given to the inclusion of dedicated in-street bicycle lanes within the precinct. At present, there is a lack of a clear objective to establish a rideable bicycle network that not only serves internal movement but also connects seamlessly to the existing cycling infrastructure outside the site. By embedding a clear commitment to bicycle infrastructure, the policy can ensure that cycling is integrated as a core element of precinct planning rather than treated as an ancillary consideration	An extensive network of green linkages between public open space and the internal road network will provide a legible and safe pedestrian and cycling environment. It is intended that bicycle parking will be available in key areas consistent with the Master Plan.
	DTMI recommends that the minimum requirement of residential bicycle parking is to be provided in a secure dedicated storage facility. This should be included as an addition to the text in <i>Section 2.1.4, Acceptable Outcomes</i> , point ‘a,’ as well as in <i>Appendix 1: Schedule of Amendments to the Residential Design Codes</i> .	Acceptable Outcomes under section 2.1.4 have now been amended to require bicycle parking to be provided undercover, in secure and well-lit areas.
	DTMI recommends that, for the entire precinct, all paths should reflect user priority with the path material continuing over crossovers. This should be included in the tables for each precinct under ‘Vehicle Access: all roads’ as an additional dot point It is noted the text describes ‘wide footpaths’ however the cross sections contain paths between 1.8 – 2m wide. These cross sections do not reference space for people riding bicycles, which seems inconsistent with the comprehensive content of the Bentley Design Guidelines, Part 1, Section 2.1.4: <i>Bicycle Parking and End of Trip Facilities</i>. Reference should be made to DTMI’s <u>Planning and Designing for Active Transport in Western Australia: All Ages and Abilities</u>	Paths, pedestrian access, and crossovers will be addressed during the detailed design stage as part of the application process with the City of Canning. The proposed footpaths and shared paths are consistent with the Master Plan are part of the Long-Term Cycle Network (LTCN) and have been discussed and agreed upon with the City of Canning.

	<u>Contextual Guidance</u> which provides recommendations on appropriate bicycle facilities based on road function, when planning and designing pedestrian, bicycle riding and other active transport infrastructure. It also provides guidance on the appropriate path width, recommending that shared paths are a minimum width of 2.5m for local and secondary routes, with a desirable width of 3.0m.	Footpaths are integrated with the existing and public open space networks where possible for continuity of active transport infrastructure. The cross sections illustrate an indicative layout, showing that the verge widths are sufficient to accommodate all required pedestrian and service infrastructure. Detailed specifications and standards will be detailed at subdivision stage in consultation with the City of Canning.
	The related Bentley Redevelopment Master Plan (Page 59: <i>Movement network</i>) showed 'proposed cycle routes' and 'opportunity for dedicated active travel infrastructure (such as shared path)', however the proposed Bentley Design Guidelines do not appear reflect an intent for bicycle friendly path infrastructure. DTMI provided comment on this Master Plan, dated 18 November 2024.	An extensive network of green linkages between public open space and the internal road network will provide a legible and safe pedestrian and cycling environment. The Design Guidelines serve as a statutory framework primarily governing development on private lots. Public realm improvements, including the delivery of cycle routes and other shared infrastructure, will be implemented in accordance with the Master Plan.
	DTMI's strategic cycle network plan is the Long Term Cycle Network (LTCN) which was endorsed by the City of Canning's Council on 16 June 2020. Secondary and local LTCN routes run through the site. DTMI reiterates comments from our advice dated 18 November 2024: i. The existing endorsed secondary LTCN route forms a north-south spine throughout the subject site, however requires upgrade. The <i>Movement Network</i> on page 59 of the Bentley Redevelopment Master Plan document references connection to the LTCN however the proposed cycle routes shown do not reflect either the current alignment of the LTCN or any similar alternative alignment. The LTCN route should be constructed to reflect secondary route status and provide a strong spine through the site for active transport modes. A dedicated off-road cycle path/shared path would be appropriate.	It is intended that bicycle parking will be available in key areas, and dedicated paths may be added along major streets upon future detailed design, offering connections to the existing bus network and access to nearby destinations and train stations. DevelopmentWA will liaise with the City of Canning during the design and construction of the public realm to ensure implementation of the Long Term Cycle Network.

	ii. Through this Master Planning process more suitable LTCN routes or alignments may be identified. If so, the applicant should consult with DTMI's Active Transport branch and the City to ensure that the LTCN within this area aligns with the City's aspirations and provides integration with the wider LTCN. The procedure for amending the LTCN can be found here: Long-term cycle network.	
	DTMI recommends the path network is designed to enable people of all ages and abilities to walk, wheel and ride within the precinct, and for their daily needs outside of the precinct. Appropriate cross sections should then be developed and included in the Bentley Design Guidelines.	Design Requirements of section 2.1.5 – Universal Access provide measures for inclusive and universally accessible buildings and public realms, supported by Acceptable Outcomes to facilitate the delivery of equitable spaces.
Public Transport Authority	The Public Transport Authority (PTA) advised that it considered the policies based on the realignment of the Route 34 bus service via Taree Street and Wilby Place (Road 7)/Ashburton Street to provide public transport to the Bentley Redevelopment site, part of the PTA's Service Development Plan. The comments are set out below under three sub-headings.	Noted.
	Road Width Requirements: 1. To ensure the road network is suitable for bus operations, the PTA requires a minimum road width of 3.5 metres, or 3.2 metres with a median. It is requested that this be incorporated into the streetscape design requirements. 2. The design of the road network needs to consider the comfort of customers, the efficiency of the route and bus swept path movements so suggest traffic calming measures should be minimised along the roads used by public transport. 3. The intersection of Taree St and Wilby Pl should consider public transport as an unprotected right-hand turn for the bus will be required. If traffic modelling suggests high vehicle volumes, then a roundabout may be required to facilitate the bus movements at this intersection.	Noted. Detailed road designs will be specified at subdivision stage in collaboration with the various transport agencies.

	4. The intersection of Wilby St/Ashburton St should consider the through movement of the bus. Traffic modelling should be considered however given the current low traffic volumes on Pollock St, it is unlikely that intervention for bus movements will be needed.	
	Staging and Timing: 1. If Taree St and Wilby PI are completed early in the redevelopment staging, the bus route can be realigned sooner and travel behaviour established. For this reason, consideration should be given to the order the roads are built use public transport can be provided during all stages of the project.	Noted.
	Bus Stop Infrastructure: 1. While current plans indicate on-street parking along Taree Street, Transperth requests that bus stop infrastructure be considered in the streetscape design requirements. This includes consideration for a boarding platform and bus stop installation (typically spaced 200–400 metres apart) which should be DDA compliant. The PTA's Bus Stop and Infrastructure Team can assist in identifying approximate stop locations to ensure that the specifications are incorporated in the detailed designs and stops do not need to be retrofitted later. This may require the removal of some on-street parking or landscaping in the design. Bus Stop and Infrastructure Team email address is BusStops@pta.wa.gov.au	Noted.
Main Roads Western Australia	Main Roads Western Australia (MRWA) advised that their previous comments provided during the advertising of the Bentley Redevelopment Scheme and Master Plan are also applicable to the Design Guideline and Policies, these previous comments included, noting: • Manning Road as a potential future high-frequency public transit corridor, • submission of a Transport Impact Assessment, • inclusion of a development contribution Plan,	As part of the determination of the Bentley Redevelopment Scheme and Master Plan MRWA comments were addressed as follows: • Development adjacent to Manning Road is to be designed to link to Manning Road public transport; • A Transport Impact Assessment has been prepared as part of the updated Master Plan;

	- removal of the Shared use zone, - the installation of traffic signals are to be in accordance with MRWA standards; and - future noise sensitive development adjacent to a Manning Road are to comply with State Planning Policy 5.4 – Road and Rail Noise.	- DevelopmentWA will be delivering the infrastructure through precinct delivery works and a DCP is not necessary; - The Shared Zone has been removed from the Mater Plan; - DevelopmentWA and its project team will ensure the relevant approvals are obtained; and - Noise mitigation requirements will be dealt with under the normal subdivision process consistent with Development Policy 2 - Sound and Vibration Attenuation.
Water Corporation	Water Corporation has No Objections to the proposed Bentley Design Guidelines and provided the following advice:	Noted.
	Water Corporation has previously provided advice regarding servicing to the development. Any new trees that are planted should not be in the alignment of water Corporation services.	The planting of new trees within the public realm will be located so as to not affect any existing or proposed servicing.
	The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works associated with the Water Corporation. Water Corporation may also require land being provided for works.	Subdivision of new lots within the Redevelopment area will consider and implement the appropriate locations for water servicing.
Western Power	Western Power raise no objection to the proposed Draft Bentley Design Guidelines and Development Policy, subject to a following provisions being incorporated into the design guidelines that requires development and subdivision being designed and constructed to protect existing Western Power infrastructure.	Noted. In accordance with technical advice provided by Western Power and other service providers the following acceptable outcome has been added to the Design Guidelines Site Planning and Subdivision section:
	Western Power also provide detailed technical advice in regard to future development within the site.	Subdivision and development shall be designed and constructed to ensure the protection of existing services and service related

		infrastructure, in accordance with the relevant service providers standards.
ATCO Gas Australia	ATCO Gas Australia (ATCO) has no objection to the proposed application and provided a list of technical advice regarding future development within the site as a portion of the northern area of the site falls within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (High Pressure Gas Pipeline).	Noted. No works are proposed through Design Guidelines and Development Policies. All future development applications will be required to review and incorporate ATCO's recommendations and requirements as appropriate.
The Department of Biodiversity, Conservation and Attractions, City of South Perth, Town of Victoria Park, and Curtin University did not provide comment.		