

Amendment 2

Modifications to be read as part of the Canning Bridge Activity Centre Plan

The WAPC approved a schedule of amendments (Amendment 2) to the Canning Bridge Activity Centre Plan on the 19 August 2019. The amendments relate to the definitions of 'Building Height' and 'Mezzanine', the relaxation of controls for Single Dwellings and the impacts of building bulk within the H4 zone.

The list of amendments are as follows:

Building Height (Pg.42)

Amend definition of Height

A) In metres:

In relation to a building, means the distance measured from the mean natural ground level of that part of the land on which the building is erected to the highest point of any part of the building above it but does not include:

- (a) Any lift plant, water tower or similar utility services, not exceeding 3.0 metres in height measured from the finished floor level of the roof deck; or*
- (b) Any architectural feature or decoration, other than a free-standing sign, not used for any form of accommodation, or any open roofed structure which (in Q1 and Q2 is required to be) is open on three sides and does not exceed 3.0 metres in height measured from the finished floor level of the roof deck, which may be developed to provide recreation and open space opportunities for building occupants which may be approved by the decision maker.*

B) In storeys

Does not include a basement

Mezzanine Floors (Pg.42)

Add definition of mezzanine to the CBACP:

Mezzanine: For the purposes of the provisions (relating to Q1 and Q2) of the Canning Bridge Activity Centre Plan, is limited to meaning a habitable space between two storeys that is:

- a) accessible only from the apartment space or storey area immediately below;*
- b) limited in area to no more than one third of the floor space area it is located within;*
- c) designed in a manner which ensures the mezzanine space is open to the floor area below; and,*
- d) of an overall height and design which ensures that the space does not appear as a separate floor in the external elevations of the building'.*

Single Dwellings (Pg.21-22)

Add new clause 1.3

1.3 Q1 - Single Dwellings. Single dwellings whilst not preferred land uses may be considered by the decision maker, subject to development being to a minimum height of 2 storeys and the applicant satisfactorily demonstrating the ability of the dwelling to be converted to a more intensive development at a later date.

Add new clause 1.6

1.6 Q2 - Single Dwellings. Single dwellings whilst not preferred land uses may be considered by the decision maker, subject to development being a minimum height of 2 storeys and the applicant satisfactorily demonstrating the ability of the dwelling to be converted or staged to a more intensive development at a later date.



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Building Bulk – Roof Structures (Pg.29)

Add a new clause 4.9:

4.9 - Within H4 Zones (in Q1 and Q2) any structure located at roof level shall be setback a distance of 6 metres from the building edge at the front boundary.

Building Bulk – Side and Rear Setbacks (Pg.30)

Add a new clause 5.8

5.8 - Within H4 Zones (in Q1 and Q2) any structure located at roof level shall be setback a distance of 2.5 metres from the building edge at the side and rear boundaries.

Add new clause 5.9

5.9 - Development of any third or fourth storey on any site (in Q1 and Q2) adjoining residential zoned land outside of the Canning Bridge Activity Centre Plan shall be setback minimum of 8 metres from that common boundary.

