

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

The WAPC approved the Canning Bridge Activity Centre plan on 18 April 2016 with the following modifications. The modified version can be found online at www.melvillecity.com.au/canningbridge and www.southperth.wa.gov.au. The modifications (listed below) should be referred to in reading the printed copies from March 2015.

1. All reference to Canning Bridge Structure Plan is to be changed to Canning Bridge Activity Centre Plan.
2. The Activity Centre Plan boundary is to include the site at Lot 2 (No. 54) Manning Road and Lot 3 Ley Street,
3. The Activity Centre Plan to include a version control table. The table is to facilitate recording future versions.

Version 1	adopted by City of Melville	March 2015
Version 2	adopted by City of South Perth	May 2015
Version 3	Approved by WAPC	April 2016

4. Page 2: Add a Table of Amendments to record amendments.
5. Page 6: Second sentence: *Part two – Explanatory section (non-statutory)*
6. Page 6: Fifth sentence should read *Part One includes only the Activity Centre plan map and design guidelines.*
7. Page 10: Third sentence to read Upon finalisation of the necessary Scheme Amendments, provisions relating to the Activity Centre plan will be reflected in LPS6 and TPS6.
8. The sentence under Design Outcome 5 (page 30) that reads: *"However overlooking and overshadowing provisions are not explicitly assessed as the intent of the CBSP is to establish a high density urban area which brings with it the associated urban amenity."* is to be removed from Part 1 of the Activity Centre Plan.
9. Element 3 Requirement 3.4 should read *'Nothing in Clause 3.2 precludes the consideration of Bonus Height allowance as provided for in Element 21 and Element 22.'*
10. Definitions under Part 1 of the Activity Centre Plan are to include only those definitions not otherwise included in the City of Melville or the City of South Perth local planning schemes or Residential Design Codes. The following definitions remain in the Activity Centre Plan:

Activation: Means to make active, to cause (a place) to function in a way which encourages diverse human activity by encouraging multiple opportunities to sit and stay, engage with adjacent land uses; to cause a building to be visually and physically open in appearance; to avoid blank walls and high fences and non-permeable structures at street frontage.

Affordable Housing: Means dwellings which households on low-to-moderate incomes can afford, while meeting other essential living costs. It includes public housing, not-for-profit housing, other subsidised housing under the National Rental Affordability Scheme together with private rental and home ownership options for those immediately outside the subsidised social housing system.

Awnings: Means a covering attached to the exterior wall of a building for the purposes of shade and/or shelter and can be composed of fabric or metal or a combination of both, and may also be an integral part of the building construction in the form of a colonnade or similar facade treatment.

Fenestration : Refers to the design, construction, or presence of openings in a building. Fenestration includes windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.

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Height: 1) In metres:

In relation to a building, means the distance measured from the mean natural 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 or services, not exceeding 3.0 metres in height; or
- (b) any architectural feature or decoration, other than a free-standing sign, not used for any form of accommodation, or any open roofed structures which may be developed to provide recreation and open space opportunities for building occupants which may be approved by the decision maker.

2) In storeys

Does not include a basement.

Housing Diversity: Means the provision of a variety of lot sizes, dwelling sizes, dwelling types and dwelling facility options which by their variation provide for diverse choices in housing and which, due to the variety, provide multiple pricing options

Place: In Part 7 (Heritage Protection) has the same meaning as it has in the Heritage of Western Australia Act 1990; *Place* means an area of land sufficiently identified by survey, description or otherwise as to be readily ascertainable, and includes —

- (a) an area of land situate below low water mark on the sea shore or on the bank of tidal waters, or in the bed of any watercourse, lake or estuary; and
- (b) any works or buildings situated there, their contents relevant to the purposes of this Act and such of their immediate surroundings as may be required for the purposes of the conservation of those works or buildings; and
- (c) as much of the land beneath the place as is required for the purposes of its conservation.

Podium: Means the ground and lower levels of a multistorey building that provide activation and interest at the pedestrian scale, above which all taller development is setback from the street.

Public Parking: Means any land or building or part of a building open to the public generally for the parking of vehicles for which payment of a fee or charge may be required.

Reciprocal parking: Means where parking is provided which allows parking bays to be used for more than one type of parking over any given period and is likely to include different uses such as office and residential that will generate parking demand at different times and where it can be demonstrated that this will result in more efficient use of parking resources. In such a case the parking bay may be identified for the exclusive use of one user within a defined period of time, similar to residents parking permits which reserve certain bays for exclusive resident use in overnight periods, and be publically available at other times and can be allocated time limits in the same way as on-street parking. Such parking would need to be accessible to the public and not located behind security doors of any kind.

Retail: Means the sale or hire of goods or services to the public.

Statement of Support: Means the written document which provides a statement of design intent and provides information to the decision maker regarding the ability of the application to meet the Requirements and/or Desired Outcomes of these Guidelines.



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Storey: Has the same meaning as ‘Storey’ in the National Construction Code Series (Building Code of Australia Class 2 to Class 9 Buildings), and means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not-

- (a) A space that contains only –
 - (i) A lift shaft, stairway or meter room; or
 - (ii) A bathroom, shower room, laundry, water closet, or other sanitary compartment; or
 - (iii) Accommodation intended for not more than 3 vehicles; or
 - (iv) A combination of the above; or
- (b) a mezzanine
- (c) any part of a building between two floors that is 50% or more below ground level

Tourist Accommodation: Means any land or building used for human habitation on a temporary basis, with ancillary amenities such as Café / Restaurant, laundry and cleaning services. The term includes motel and serviced apartment and the like, but does not include Hotel, Residential Building or Bed and Breakfast Accommodation.

Tower: Means the upper levels of a multistorey building, which usually comprise of similar building setbacks.

Unbundled parking: Means parking where parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. When parking is unbundled, the price of the parking space(s) is separated from the rent or purchase price and allows residents to pay only for the amount of parking that they need. Parking which is surplus to needs can then be used for public parking purposes and can be allocated time limits in the same way as on-street parking. Such parking would need to be accessible to the public and not located behind security doors of any kind.

11. References to the Activity Centre Plan including statutory provisions be removed:

Page 6: replace Part- One – Statutory section with ‘Part- One Implementation section’.

Page 10: remove last sentence of 5 Operation: ‘At that time, to the extent that only inconsistencies arise between the relevant scheme and the CBACP the CBACP shall prevail’.

Page 12: fourth paragraph remove words ‘are statutory provisions and’

Page 16: second paragraph, delete last sentence ‘Upon finalisation of the necessary scheme amendments the CBACP will form part of the relevant local planning scheme.

because under the Planning and Development (Local Planning Schemes) Regulations 2015, Activity Centre Plans are not to include statutory provisions and do not prevail over a local planning scheme.

12. The last sentence of Desired Outcomes under Element 11 being amended as follows: ‘*To achieve the Desired Outcome development within the Cassey, Davilak and Mt Henry Quarters (that is the Quarters within the City of South Perth) is expected to reflect best practice, with a design rating of 5 Stars under the national rating scheme of the Green Building Council of Australia.*’

13. An additional sentence being added to the end of the Desired Outcomes wording under Element 11 as follows: ‘*Within the Kintail and Ogilvie Quarters (that is the Quarters within the City of Melville) development is expected to achieve a design rating of 4 Stars under the national rating scheme of the Green Building Council of Australia.*’

14. The last sentence of clause 11.5 of the being modified as follows: ‘*At a minimum, all new development within the Cassey, Davilak and Mt Henry Quarters (that is the Quarters within the City of South Perth) shall submit a Green Star certificate or qualified consultants’ report of support covering the design as part of their planning application.*’



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15. New sentences be added to the end of clause 11.5 as follows: *‘At a minimum, all new development within the Kintail and Ogilvie Quarters (that is the Quarters within the City of Melville) shall achieve a 4-Star Green Star design rating under Green Building Council of Australia. In the M10 and M15 areas, as evidence in support of compliance with the required rating, applicants shall submit as part of their development application either a Green Star Design Review Certificate or a qualified consultant’s report supporting the developments achievement of the required level of performance. Under either approach any development approval granted will be conditional upon submission of a Green Star certificate, prior to commencement of the development, which confirms achievement of the required rating.*

In the H4 and H8 areas, as evidence in support of compliance with the required ratings, as a minimum applicants shall submit as part of their development application a report from a Green Building Council of Australia qualified consultant demonstrating that the proposal will achieve the required level of performance. In these areas (H4 and H8) any development approval granted will be conditional upon the development being designed and constructed to include the elements identified in the supporting consultant’s report.

16. Clause 21.4.2 of Element 21 being amended as follows: *“The proposed development meets or exceeds the 6 star Green Star design rating under the Green Building Council of Australia or other equivalent rating system for the Cassey, Davilak and Mt Henry Quarters (that is the Quarters within the City of South Perth) or the 5 Star Green Star design rating under the Green Building Council of Australia for the Kintail and Ogilvie Quarters (that is the Quarters within the City of Melville). As evidence in support of compliance with the required rating, applicants shall submit as part of their development application either a Green Star Design Review Certificate or a qualified consultant’s report supporting the developments achievement of the required level of performance. Under either approach any development approval granted will be conditional upon submission of a Green Star certificate, prior to commencement of the development, which confirms achievement of the required rating.”*

17. The following clause be added to Element 21: 21.4.5 *In addition to the requirements of Element 10, proposed development within the Kintail and Ogilvie Quarters (that is the Quarters within the City of Melville) demonstrates a mitigation of urban heat island effects through the provision and maintenance of landscaping which includes the planting of mature shade trees.*

18. Page 50: First paragraph last sentence: to read; It is important to read this Activity Centre plan with **Part One** which sets out the ~~statutory planning provisions and~~ **Design Guidelines** which will achieve quality development of the area.

19. Page 103: Second sentence should read: It will then be ~~approved~~ **adopted** by the Western Australian Planning Commission (WAPC).