

The following modifications to the Canning Bridge Activity Centre Plan are requested by the Council of the City of South Perth in accordance with Clauses 45 (1) and (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1. Amend requirement 1.13 as follows;

*All development in Q1 and Q2 that contains ten (10) or more dwellings shall provide a minimum of 20% and a maximum of 50% of the dwellings as one (1) bedroom or studio dwellings, and shall provide a minimum of 40% of the dwellings as two (2) bedroom dwellings. All development in Q3, Q4 and Q5 that contains ten (10) or more dwellings shall provide a minimum of 20% and a maximum of 40% of the dwellings as one (1) bedroom or studio dwellings, and shall provide a minimum of 20% of the dwellings as two (2) bedroom dwellings.*

2. Re-number existing requirement 1.16 to 1.17. Add a new requirement 1.16;

*1.16 Dwelling Typology  
Residential development in Q3, Q4 and Q5 may be provided in a variety of typologies.*

3. Add an additional requirement to Element 2 as follows;

*2.6 Building depth in Q3, Q4 and Q5 shall be in accordance with State Planning Policy 7.3, Design Element 2.6.*

4. Amend requirement 3.5 as follows;

*For buildings in the H8 Zone, notwithstanding the 8 storey height limit, no building shall exceed 26 metres above NGL. For buildings in the H4 Zone, notwithstanding the 4 storey height limit, no building shall exceed 16 metres above NGL. Notwithstanding, the above for buildings in the H4 zone in Q3, Q4 or Q5, may be developed up to a maximum of 6 storeys (building height of 20 metres above NGL) where the site area comprises a minimum of 1,200 square metres.*

5.
  - a. Amend existing requirement 4.2 as follows:

*4.2 All development in M15 Zone in Q1 and Q2 shall have a minimum Nil and maximum 2 metre setback to street boundaries unless the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1.*

- b. Insert the following requirement after existing requirement 4.2

*All development in the M15 Zone in Q3, Q4 and Q5 shall have a minimum Nil and maximum 4 metre setback to street boundaries to enable the development of colonnades unless the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1. In the M15 Zone in Q3, Q4 and Q5, where no colonnade is proposed, the street setback shall be a minimum of Nil and maximum of 2 metres.*

- c. Insert the following requirement after existing requirement 4.3

*Notwithstanding anything in Clause 4.3 and 4.4, all development in the M15 and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway.*

6. Re-number existing requirements 4.4 through to 4.9 accordingly.
7. Amend requirement 5.1 as follows:

*Any new podium level development in the M15 Zone in all quarters or M10 Zone of Q1 and Q2 shall be built up to side boundaries, any adjoining right-of-way and may be built up to the rear boundary. Any new podium level development in the M10 Zone of Q3, Q4 and Q5 shall achieve an average side setback of 4 metres unless the site has frontage to Canning Highway, in which case side and rear setbacks may be reduced to nil. Setbacks of podiums on sites without frontage to Canning Highway (in Q3, Q4 and Q5) shall give regard to how the podium structure contributes to the interface between development, improves access to sunlight, ventilation and the retention of mature trees in accordance with the Desired Outcome and as per Clause 11.5.*

8. Amend requirements 5.3, 5.4, 5.5 and 5.6 by adding the words 'in Q1 and Q2' after 'M15 or M10 Zones' or 'H8 and H4 Zones' in each instance.
9. Re-number the existing requirement 5.7 to 5.8 and add a new requirement 5.7 as follows;

*5.7 Except where outlined elsewhere in this Element setbacks for all development in Q3, Q4 and Q5 shall be in accordance with State Planning Policy 7.3, Design Element 2.7. Where Table 2.7 - Building Separation of Design Element 2.7 refers to Table 2.1, setbacks shall be assessed in reference to the R80 code. Where Table 2.7 - Building Separation of Design Element 2.7 refers Design Element 3.5, only the Element Objectives and Design Guidance of Design Element 3.5 should also be considered. The Acceptable Outcomes of Design Element 3.5 do not apply.*

10. Amend requirement 5.8 as follows;

*5.8 Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2. In Q3, Q4 and Q5 access to solar and daylight access will be considered in accordance with State Planning Policy 7.3, Design Element 4.1. In designing development in Q3, Q4 and Q5, the Element Objectives and Design Guidance of Design Element 3.2 should also be considered. The Acceptable Outcomes of Design Element 3.2 do not apply.*

11. Amend requirement 10.4 as follows;

*10.4 Development in the H8 Zone shall be provided with a minimum provision of 30% open space which shall be provided in shared common space at ground levels and/or shared common space on areas such as the roof. For development in the H8 zone in Q3, Q4 and Q5, the open space provision shall include deep soil and tree provision as per State Planning Policy 7.3, Design Element 3.3 and the required open space area in addition to the deep soil zone shall be landscaped and/or treated with permeable surfaces.*

12. Amend requirement 10.5 as follows;

*10.5 Development in the H4 Zone shall be provided with a minimum provision of 40% open space which shall be provided in shared common space at ground levels and/or shared common space on areas such as the roof. For development in the H4 zone in Q3, Q4 and Q5, the open space provision shall include deep soil zones as per State Planning Policy 7.3, Design Element 3.3 and the required open space area in addition to the deep soil zone shall be landscaped and/or treated with permeable surfaces.*

13. Amend requirement 11.5 to add the following after the sentence ending "... a 4 Star Green Star design rating under Green Building Council of Australia."

*In Q3, Q4 and Q5, new development excludes development which would otherwise be exempted from assessment under the City of South Perth environmentally sustainable buildings policy.*

14. Replace requirement 18.3 as follows;

*Car parking for residential development shall be provided as follows;*

<b><i>Dwelling type</i></b>	<b><i>Q1 &amp; Q2</i></b>	<b><i>Q3, Q4 &amp; Q5</i></b>
<i>Studio or single bedroom dwellings</i>	<i>Min: 0.75 Max: 1.0</i>	<i>Min: 0.75</i>
<i>Two or three bedroom dwellings</i>	<i>Min: 1.0 Max: 1.5</i>	<i>Min: 1.0</i>
<i>Four or greater bedroom dwellings</i>	<i>Min: 1.25 Max: 2.0</i>	<i>Min: 1.25</i>
<i>Residential visitor</i>	<i>N/A</i>	<i>1 bay per eight dwellings for developments greater than 12 dwellings.</i>

*Where residential visitor parking is provided, car parking areas shall not be located within the street setback and not be visually prominent from the street.*

15. Amend requirement 19.3 as follows:

*19.3 Developments within the M15, M10 and H8 Zones shall provide for all management of waste wholly within the development site, including the ability for service vehicles to circulate within the development. No on-street waste collection areas are permitted within the M15, M10 and H8 Zones. In the H4 Zones in Q3, Q4 and Q5, where the development is more than 3 storeys and the lot size is 800 square meters or greater, development shall provide for all management of waste wholly within the development site, including the ability for service vehicles to circulate within the development. All development applications within Q3, Q4 and Q5 shall be accompanied by a waste management plan.*

16. Insert an additional Requirement to Element 2 as follows:

*2.7 In Q3, Q4 and Q5, for sites greater than 5,000sqm and where, in the opinion of the local government it is necessary to guide and coordinate development on the site, a Local Development Plan or similar shall be prepared and adopted. The Local Development Plan or similar may not vary the maximum building heights contained in this Activity Centre Plan.*

17. Replace all occurrences of “State Planning Policy 3.1” with “State Planning Policy 7.3”.
18. Replace all occurrences of “Heritage of Western Australia Act 1990” with “Heritage Act 2018”.