

Canning Bridge Activity Centre Plan – Bonus Building Height Provisions

DRAFT for Council with track changed proposed variations 28 May 2019

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Local Planning Policy No. LPP 1.18 Last Review Date: Not Applicable
---	--

Introduction

The Canning Bridge Activity Centre Plan (CBACP) incorporates Bonus Provisions as a measure to incentivise exemplary design and achieve the provision of facilities and/or land uses which are seen to represent a benefit to the community, and which ordinarily are unlikely to be provided through the development application process.

The Bonus Provisions of the CBACP provide for the awarding of additional building height where a development has been determined to meet the identified requirements. Bonus height is not awarded “as of right”. Applicants are required to demonstrate that items provided in response to the Bonus Provisions represent a significant benefit to the community, are demonstrated to be meeting a strategic need and that the standard of design of the development is at an exemplary level in keeping with the expectations of the Precinct.

Policy Objectives

The Policy has the following objectives:

- to provide additional clarity as to the intended outcomes of the CBACP Bonus Provisions
- to provide additional guidance with respect to measurement of proposed bonus items to ensure that the merit of the bonus item is proportionate to the extent of bonus granted.
- to outline supporting documentation required of applicants when seeking bonuses

Policy Scope

The Policy shall apply to the development of land in the M10 and M15 Zones as designated within the CBACP.

Definitions

Terms are as defined within Local Planning Scheme 6 and the CBACP.

POLICY STATEMENT

Assessment of Applications

The requirements and mechanisms associated with the awarding of bonuses under the CBACP are outlined in the Bonus Provisions section of the CBACP. As outlined in the CBACP additional building height may be awarded where:

- A) the relevant Desired Outcomes of all Elements of the CBACP have been met or exceeded
- B) the requirements of Elements 21 of the CBACP, Design Considerations have been achieved
- C) the requirements of Element 22 of the CBACP, Community Benefit Considerations have been achieved.

In accordance with the CBACP the extent of bonus being sought is to be determined to be proportionate to:

- the level of exemplary design in response to Element 21; and
- the extent of community benefit provided in response to Element 22.

In relation to the achievement of the relevant Desired Outcomes, recognition may also be given, where applicable, to the extent a development exceeds the identified requirements.

This Policy provides additional detail in relation to the required information to be submitted at development application stage where a bonus is sought under the Bonus Provisions of the CBACP.

Applications involving the Bonus Provisions will require:

- assessment under the City's Local Planning Framework (including assessment against this Policy)
- assessment by the City's Design Review Panel; and
- internal cross functional assessment by the City of community benefits pursuant to Element 22.
- demonstration that for developments proposed to be staged, or having the potential to be staged, that the extent and merit of exemplary design and community benefit provided at each stage is proportional to the amount of bonus sought.

Other expert bodies or individuals may also be consulted for advice as considered appropriate.

The City's Design Review Panel will provide advice on the architectural and design quality of developments, including the design and quality of any proposed bonus items. The City's Design Review Panel will provide advice as to whether the proposed development constitutes an exemplary level of design.

A register of Bonus Provisions awarded will be maintained to support the consistency and integrity of the bonus system. The register will include an outline of the basis for any bonus awarded.

Policy Operation

The Policy supports the operation of the Bonus Provisions of the CBACP through the provision of additional clarity and guidance. The key mechanisms of the Policy comprise:

- *Performance Assessment of Bonus Items:*
Assessment of any proposed bonus item will seek to establish proportionality between the merit of bonus items proposed and an appropriate awarding of bonus height. Assessment will focus on how well a bonus item performs in achieving identified objectives or outcomes. In this regard, the

Policy identifies a “Statement of Intent” for each area associated with a bonus item. Measurement of how well the identified intent or objective has been achieved will be guided by assessment against identified “performance criteria”. To support the assessment process, “required documentation” to be submitted by an applicant is identified. Performance Criteria and additional clarity on required responses is also identified for other applicable Desired Outcomes where an applicant has opportunity to enhance the desirability of a development by exceeding the base requirement.

- *Identification of Threshold to Bonus Height:*
Identification of a threshold limit to the amount of bonus height for M10 and M15 Zones that is considered to maintain consistency with the desired scale and built form envisaged by the CBACP. The Bonus Height Threshold provisions also establish that where a proposal seeks to exceed the identified threshold heights, that a substantially greater response to Elements 21 and 22 as well as an exceeding of the CBACP stated Desired Outcomes is required. Criteria are identified to guide this required response.

Threshold to Bonus Height:

While the CBACP does not set an upper limit on the bonus height that may be approved, it is a Desired Outcome of the CBACP that building heights are consistent with the desired scale and built form of the Centre, and that the interface between Zones is appropriately managed (see DO3 of the CBACP). While each proposal for bonus height will be considered on its merits, generally any proposal for a height which is substantially greater than the DO3 requirement for building height is likely to be considered inconsistent with the Desired Outcomes for building height. For the M10 Zone a building height in excess of 50% greater than above the base heights identified in DO3 is likely to be inconsistent with the Desired Outcomes. For the M15 Zone a building height in excess of 66% greater than above the base heights identified in DO3 is likely to be inconsistent with the Desired Outcomes. Therefore, the maximum bonus heights contemplated by this Policy are:

- M10 Zone 15 storeys/48 metres; and
- M15 Zone 25 storeys/80.0 metres

Where a proposal seeks consideration of building heights greater than the maximum bonus heights contemplated by this Policy it will be expected that the proposal will demonstrate a substantially greater response to Elements 21 and 22 as well as significantly exceeding the CBACP stated Desired Outcomes. The location and characteristics of the site will also be a factor considered in determining the compatibility of the proposed height with the intended scale and built form for the Centre. Additional requirements to be considered for bonus height above the identified threshold heights include but are not limited to the following:

- **6 Star Green Star:**
The proposed development meets or exceeds a 6 Star Green Star design rating under the Green Building Council of Australia. 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 will be conditional upon submission of



a Green Star certificate, prior to commencement of the development, which confirms achievement of the required rating.

- Response to Element 22 sub elements

The proposed development satisfactorily responds to and achieves the requirements of at least six of the sub elements listed under Element 22 of the Canning Bridge Activity Centre Plan in proportion to the additional development being proposed.

- Compatibility With Intended Height Hierarchy and Distance from Zone Transition

The location of the proposed development site demonstrates consistency with the desired scale and built form hierarchy intended for the CBACP and in particular achieves appropriate management of transition between Zones through a substantial separation distance from any land contained within a lower intensity Zone within the CBACP.

- Lot Size Capability

The proposed development is located on a site of suitable size and shape to accommodate the proposed scale of development and which is able to incorporate suitable design elements to mitigate amenity impacts. In particular a development ~~must~~ should achieve the following minimum site areas:

M10 Zone - 3000m²

M15 Zone - 4500m²

- Exceeding of Desired Outcomes

The proposed development demonstrates exceeding of relevant Desired Outcomes of the Canning Bridge Activity Centre Plan. See heading "DESIRED OUTCOMES WITH OPPORTUNITY TO EXCEED BASE REQUIREMENTS"

As outlined above, under the terms of this Policy, any proposal for a height greater than the identified threshold building heights, is likely to present inconsistency with the Desired Outcomes relating to scale, built form and building height. Accordingly, a proposal seeking consideration for building height above this threshold, regardless of whether or not the above additional requirements have been responded to, may still be determined to be inconsistent with the CBACP.

Bonus Not as of Right:

Any decision to award height bonuses under the Bonus Provisions is at the discretion of the decision maker and is not as of right. Similarly, achievement of additional building height up to the identified threshold limit to bonuses is not as of right. In considering assessment of bonus proposals, applications will be assessed to determine the level of achievement against the identified standards and performance criteria. In addition, factors such as the location or shape of a site, the proximity of existing or already proposed facilities and inability to demonstrate a strategic need for a facility may impact the capacity of a site to achieve bonuses.

Performance Assessment of Bonus Items

Element 21

Achievement of the requirements of Element 21 in the Canning Bridge Activity Centre Plan is pre-requisite to assessment under the Bonus Provisions. The content of Element 21 from the Canning Bridge Activity Centre Plan is reproduced below. For each sub element, a statement of intent and associated performance criteria has been identified. Assessment of achievement of Element 21 will be informed by how well a proposal responds to the identified statement of intent and performance criteria. [For developments proposed to be staged, or having the potential to be staged, proposals should demonstrate that the extent and merit of design considerations assessed under Element 21 provided at each stage of a development is proportional to the amount of bonus sought for that stage.](#)

21.1 Exemplary design is proposed in the opinion of the Design Advisory Group

Intent:

Encouraging the achievement and measurement of exceptional levels of good design for buildings and places through the review and evaluation by professionals with appropriate levels of design expertise.

Performance Criteria:

- Proposed development demonstrating exemplary levels of design to the satisfaction of the Canning Bridge Activity Centre Plan Design Advisory Group, having regard to the Design Principles as outlined in the Design Review Guide associated with State Planning Policy 7 – Design of the Built Environment.

Required Documentation:

As outlined in the Design Review Guide associated with State Planning Policy 7 – Design of the Built Environment.

21.2 For Development in the M15 Zone, the site shall have a minimum area of 2,600m² or

21.3 For development in the M10 Zone, the site shall have a minimum area of 2,000m²

Intent:

Ensuring that the application of bonus provisions is limited to larger lots where the objectives of the design considerations and community benefit considerations are more likely to be achievable.

Performance Criteria:

No Performance Criteria - minimum standards required to be met. *Note: Where a portion of land is required for road widening ~~or similar public purpose~~ and the required land is ceded free of cost, then the area of ~~site the land~~ to be ceded may be included in the total site area – see Element 22.1.10. [Where a portion of land is required for road widening but is not located adjacent to Canning Highway and where the land owner proposes to cede the road widening land free of cost, consideration may be given to including the road widening land in the site area calculation, in the exercise of discretion.](#)*

Required Documentation:

Not applicable

21.4.1 *The proposed development has been designed with regard to solar access for adjacent properties taking into account outdoor living areas, major openings to habitable rooms, solar collectors and balconies.*

Intent:

To encourage building designs which have particular regard to the maintaining of solar access for adjacent properties.

Note:

For the purposes of the Policy the term adjacent properties refers to land immediately adjoining a proposed development as well as nearby properties or land that have potential to be impacted by the development in terms of loss of privacy and/or overshadowing

Performance Criteria:

- Buildings positioned and designed in a manner which maximises the access to natural sunlight for sensitive areas such as outdoor living areas, major openings, solar collectors and balconies on adjacent properties.
- Buildings positioned and designed in a manner which maximises the access to natural sunlight particularly to public spaces on site, on nearby streets and on adjacent properties.

Required Documentation:

To enable assessment of the proposed design elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance requirements.
- Plans, elevations, cross sections of the proposed development and including detail of existing and proposed developments on adjacent properties with sensitive areas (such as outdoor living areas, major openings, solar collectors and balconies) identified.
- Shadow diagrams demonstrating the extent of sunlight access to adjoining properties at various times of day and at various times of the year, with emphasis on the enhancement to solar access as a result of the proposed design.

21.4.2 *The proposed development meets or exceeds a 5 Star Green Star design rating under the Green Building Council of Australia. 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 will be conditional upon submission of a Green Star certificate, prior to commencement of the development, which confirms achievement of the required rating.*

Intent:

To encourage development which achieves excellence in environmental sustainability as measured against an industry standard.

Performance Criteria:

No Performance Criteria – refer to wording of clause 21.4.2.

Required Documentation

No additional required documentation – refer to wording of clause 21.4.2

21.4.3 A traffic statement is submitted showing that additional floorspace allowed will not unduly impact on the surrounding centre

Intent:

To ensure that where bonus floorspace is approved, the overall impact of a development will not unduly or adversely affect the locality in terms of traffic movements and car parking.

Performance Criteria

Developments designed to incorporate design features, land uses or operational strategies which can be demonstrated to mitigate any additional traffic or parking impacts associated with bonus floorspace.

Required Documentation:

- Submission of a traffic impact statement, undertaken by a suitably qualified consultant, demonstrating satisfactory forecast impacts of the proposed development in terms of the operation of the traffic and parking network in the precinct
- Details of elements of the design of the development and/or proposed management initiatives intended to reduce impact of the proposal on the traffic and parking networks within the precinct.

21.4.4 The proposed development includes the provision of infrastructure which supports area wide resource efficiency, such as plant and equipment required to reduce the demand for either building or area wide service infrastructure.

Intent:

Encourage development which incorporates design measures, features or management initiatives which reduce the demands of the development on traditional utility infrastructure and/or offer surplus infrastructure capacity to the wider precinct.

Performance Criteria:

- Developments include design measures, features or management initiatives which can be demonstrated to substantially reduce any additional demand on infrastructure services to level at or below that which ordinarily be attributable to a development that did not include bonus floorspace.
- Developments include design measures, features or management initiatives that reduce demand on infrastructure services which are over and above the standard required to achieve 5 star Green Star Design rating.
- Developments offer design measures, features or management initiatives which offer surplus infrastructure capacity of a form which can be made available to other sites and in turn reduce need for traditional infrastructure investment in the precinct.

Required Documentation:

- Submission of an infrastructure demand report , undertaken by a suitably qualified consultant, demonstrating:



- infrastructure demands of the proposed development
- additional demands associated with the bonus- floorspace; and
- outcomes of proposed design features, facilities and/or management initiatives in reducing the overall infrastructure requirements of the development.
- Where developments proposed design measures, features or management initiatives which offer surplus infrastructure capacity which may be available to other sites, details of the proposed measured are to be described along with identification of potential users of the surplus capacity and specific advantages associated with reduced need for investment in traditional utility infrastructure.
- Details of proposed ongoing management and maintenance of the proposed measures, features or management initiatives to demonstrate how any benefits associated with the items will be maintained for the life of the development.

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) demonstrate a mitigation of urban heat island effects through the provision and maintenance of landscaping which includes the planting of mature shade trees.

Intent:

Encourage development which incorporates landscaping initiatives beyond the requirements of Element 11 and with a particular focus on shade, together with other measures such as lighter coloured surfaces and management of waste energy aimed at reducing the developments contribution to the heat island effect.

Performance Criteria:

- Developments include design measures, features or management initiatives which can be demonstrated to substantially reduce the developments contribution to the heat island effect. Measures to extend to landscaping, use of heat mitigating materials and management of waste energy.
- Proposed landscaping initiatives include extensive use and strategic placement of mature shade trees both within and adjacent to the development site.

Required Documentation:

- Submission of a report focusing on measures aimed at reducing the developments heat island effect, demonstrating:
 - landscaping provision in excess of the requirements specified in Element 10
 - Proposed heat mitigation measures for of all external surfaces (use of colours, materials, shading devices and/or landscaping)
 - Extent and use of mature shade tree plantings and rationale for placement of shade trees.
 - Proposed measures to manage waste energy emissions from the site.
- Details of proposed ongoing management and maintenance of the proposed heat mitigation measures for the life of the development.

Element 22

Element 22 of the Canning Bridge Activity Centre Plan outlines the requirements to be achieved for development to be considered for greater height. Specifically a proposal is to demonstrate achievement of at least four of the sub elements under Element 22. The content of Element 22 from the Canning Bridge Activity Centre Plan is reproduced below. For each sub element, statements of intent and associated performance criteria have been identified. Assessment of achievement of Element 22 will be informed by an evaluation of how well a proposal responds to the identified statement of intent and performance criteria for the various sub elements. Accordingly, proportionality between the community benefit proposed and the amount of additional building height to be awarded will be guided by this assessment of value, merit, need and level of achievement associated with the community benefit sub elements. Where a proposal responds to more than four of the sub elements under Element 22, regard will be had to cumulative level of achievement against performance criteria.

Any proposal involving building heights in excess of the limits identified in the section of the Policy relating to Threshold to Bonus Height will need to respond to the additional provision of that section of the Policy.

[For developments proposed to be staged, or having the potential to be staged, proposals should demonstrate that the extent and merit of community benefit items assessed under Element 22 provided at each stage of a development is proportional to the amount of bonus sought for that stage.](#)

Street Frontages:

22.1.1 Design comprising high quality active street frontages, furniture and landscaping which contribute to the character of the centre and are kept and maintained by agreement with the owners and/or strata company of the building in perpetuity

Intent:

Encourage the provision of high quality, usable and active street frontages which contribute to the character and usability of the centre.

Performance Criteria:

- Facilities to be strategically located having regard to significant identified or anticipated public demand or use
- Any spaces and/or furniture must be freely available and accessible to the public at all times, where practical.
- Facilities to be of an outstanding design quality and attractive and inviting to the public
- The design of any space, treatment or furniture must be of a suitable shape, size and proportion to be usable and comfortable
- The design of any space, treatment or furniture must be designed and maintained so that its availability for use by the general public at all practical times is obvious
- The design of any space, treatment or furniture must incorporate activity and opportunity for passive surveillance to make the space interesting, attractive and safe for the public.
- The design of any space, treatment or furniture must be designed to maximise opportunity for solar access, whilst providing some shade and protection from rain and wind.
- The design of any space, treatment or furniture must include high quality materials and include attractors such public art.



- The design of any space, treatment or furniture must ensure the safety and security of users particularly at night. The layout of the space must have regard to entry/exit points, opportunities for passive surveillance, landscaping design and lighting.
- The design of any space, treatment or furniture, intended for public use and access must not be overly dominated by alfresco dining or commercial uses.
- The design of any space, treatment or furniture must provide universal access
- The space, treatment or furniture must be managed and maintained to a high standard by the landowner

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and coloured perspectives of proposed space, treatment or furniture.
- In the case of public spaces in excess of 200m², a wind impact assessment prepared by a suitably qualified consultant demonstrating satisfactory conditions within the space and outlining measures employed to reduce impacts.
- In the case of spaces in excess of 200m², shadow diagrams being submitted demonstrating the extent of sunlight access to the space at various times of the year.
- A landscape plan identifying the location, design, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and furniture.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including hours of operation and response to safety and security.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the space, treatment, facility or furniture are to be sustained over the life of the development.

Accessible Public Facilities/Spaces:

22.1.2 Provision of landscaped spaces and/or other facilities accessible to the public such as roof top and/or podium level gardens and/or incidental recreation spaces and/or equipment and entertainment facilities such as roof top cinema

Intent:

Encourage the provision of high quality, usable and publically accessible spaces which contribute to the vibrancy, character and usability of the centre.

Performance Criteria

- Facilities to be strategically located having regard to existing or anticipated public demand, need or use.



- Any spaces and/or furniture must be freely available and accessible to the public at all times, where practical.
- The design of any space, treatment or furniture must be of a suitable shape, size and proportion to be usable and comfortable
- The design of any space, treatment or furniture must be designed and maintained so that its availability for use by the general public at all practical times is obvious
- Facilities to be located at ground level or if located at podium or rooftop level, access arrangements to be visible, convenient, attractive and inviting
- The design of any space, treatment or furniture must be designed to maximise opportunity for solar access, whilst providing some shade and protection from rain and wind.
- The design of any space, treatment or furniture must include high quality materials and include attractors such as public art or place making initiatives.
- The design of any space, treatment or furniture must ensure the safety and security of users particularly at night. The layout of the space must have regard to entry/exit points, opportunities for passive surveillance, landscaping design and lighting.
- The design of any space, treatment or furniture intended for public use or access must not be dominated by alfresco dining or commercial uses.
- The design of any space, treatment or furniture must provide universal access
- The space, treatment or furniture must be managed and maintained to a high standard by the landowner
- Suitable evidence is provided with respect to the arrangements to secure the ongoing accessibility and acceptable levels of maintenance to the space, treatment or furniture over the life of the development.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and coloured perspectives of proposed space, treatment or furniture.
- In the case of public spaces in excess of 200m², a wind impact assessment prepared by a suitably qualified consultant demonstrating satisfactory conditions within the space and outlining measures employed to reduce impacts.
- In the case of spaces in excess of 200m², shadow diagrams being submitted demonstrating the extent of sunlight access to the space at various times of the year.
- A landscape plan identifying the location, design, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and furniture.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including hours of operation and response to safety and security.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the space, treatment, facility or furniture are to be sustained over the life of the development.

Public Amenities:

22.1.3 Provision of public facilities such as toilets, showers and sheltered bike storage

Intent:

Encourage the provision of high quality, usable and publically accessible amenities which contribute to the convenience, usability and accessibility of the centre.

Performance Criteria

- Facilities to be strategically located having regard to anticipated public demand or use.
- Any facilities must be freely available and accessible to the public at all times, where practical.
- Any facilities proposed must be located where there is significant identified or anticipated need for such a facility
- The design of any facilities must be of a suitable shape, size and proportion to be usable and comfortable
- The facilities are to be located adjacent to a street frontage or be immediately accessible from a street frontage and must be designed and maintained so that their availability for use by the general public at all practical times is obvious
- The design and location of any facility must have regard to safety (particularly at night) and opportunity for passive surveillance.
- The design of any facility must provide universal access
- Suitable evidence is provided with respect to the arrangements to secure the ongoing accessibility and acceptable levels of maintenance to the facility over the life of the development.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and perspectives of proposed facility, space, treatment or furniture.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including hours of operation and response to safety and security.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the space, treatment, facility or furniture are to be sustained over the life of the development.

Affordable Housing:

22.1.4 Affordable housing provided as part of an affordable housing scheme and ceded to the Department of Housing or relevant not for profit organisation

Intent:

Encourage the provision and retention of a diversity of housing types which are affordable and accessible to a wide section of the community.

Performance Criteria

- Affordable housing being to be strategically located having regard to needs and amenity of residents.
- The number of affordable dwellings provided responding to community needs and requirements and being of sufficient magnitude to ensure efficient ongoing management
- Suitable evidence is provided with respect to the arrangements to secure the ceding of the affordable housing to the Department of Housing or relevant not for profit organisation, including arrangements to secure the use for the life of the building.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Suitable documentation outlining how the affordable housing units are to be ceded and secured for the life of the development to the Department of Housing or other suitable organisation

Pedestrian Networks:

22.1.5 Improvement to pedestrian networks or the ceding, free of cost, of pedestrian linkages which contribute to the overall character and connectivity of the centre.

Intent:

Encourage the provision of high quality, usable and publically accessible additions or enhancements to the pedestrian network which are strategically located and designed to contribute to the accessibility, walkability, connectivity, vibrancy, character and usability of the centre.

Performance Criteria

- Pedestrian linkages and facilities to be strategically located having regard to anticipated or desired public demand or use.
- Any pedestrian link and associated spaces and/or furniture must be freely available and accessible to the public at all times, where practical.
- The design of any pedestrian link and associated space, treatment or furniture must be of a suitable shape, size and proportion to be usable and comfortable
- The design of any pedestrian link and associated space, treatment or furniture must be designed and maintained so that its availability for use by the general public at all practical times is obvious



- The design of any pedestrian link and associated space, treatment or furniture must incorporate activity and opportunity for passive surveillance to make the space interesting, attractive and safe for the public.
- The design of any pedestrian link and associated space, treatment or furniture must be designed to maximise opportunity for solar access, whilst providing some shade and protection from rain and wind.
- The design of any pedestrian link and associated space, treatment or furniture must include high quality materials and include attractors such public art and place making initiatives.
- The design of any pedestrian link and associated space, treatment or furniture must ensure the safety and security of users particularly at night. The layout of the space must have regard to entry/exit points, opportunities for passive surveillance, landscaping design and lighting.
- The design of any pedestrian link and associated space, treatment or furniture must provide universal access
- The pedestrian link and associated space, treatment or furniture must be ceded free of cost to the City or secured for public access and enjoyment for the life of the development via an alternative arrangement, such as an easement.
- The pedestrian link and associated space, treatment or furniture must be managed and maintained to a high standard by the landowner
- Suitable evidence is provided with respect to the arrangements to secure the ongoing accessibility and acceptable levels of maintenance to the space, treatment or furniture over the life of the development.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance requirements.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and coloured perspectives of proposed space, treatment or furniture.
- In the case of public spaces in excess of 200m², a wind impact assessment prepared by a suitably qualified consultant demonstrating satisfactory conditions within the space and outlining measures employed to reduce impacts.
- In the case of spaces in excess of 200m², shadow diagrams being submitted demonstrating the extent of sunlight access to the space at various times of the year.
- A landscape plan identifying the location, design, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and furniture.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including hours of operation and response to safety and security.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the space, treatment, facility or furniture are to be sustained over the life of the development.

View Corridors:

22.1.6 Provision of view corridors and/or mid-winter sunlight into adjacent properties, particularly where public spaces are provided.

Intent:

Encourage developments which are designed to maximise availability of view corridors throughout the precinct and to maximise solar access to adjacent properties, particularly where public spaces are provided.

Performance Criteria

- Buildings, in particular upper levels, being positioned, setback from boundaries and designed in a manner which minimises building bulk and maximises opportunities for view corridors from vantage points within and outside of the precinct having regard to the location of existing and proposed buildings.
- Buildings positioned and designed in a manner which maximises the access to mid-winter natural sunlight particularly to public spaces on site, on nearby streets and on adjacent properties.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance requirements.
- Plans, elevations, cross sections of the proposed development and including detail of existing and proposed developments on adjacent properties with sensitive areas (such as public spaces, outdoor living areas, major openings, solar collectors and balconies) identified.
- Shadow diagrams demonstrating the extent of sunlight access to adjoining properties and public spaces at various times of day and at various times of the year, with emphasis on the enhancement to solar access as a result of the proposed design.
- View corridor analysis including cross sections, perspectives, 3D modelling etc identifying existing and proposed developments and demonstrating the impact of the proposed developments on vistas and views of significance

Community Meeting Facilities:

22.1.7 Provision of community, communal and/or commercial meeting facilities.

Intent:

Encourage the provision of strategically located, high quality, usable facilities that respond to the needs of the precinct and which contribute to wellbeing vibrancy, diversity and vitality of the community.

Note:

For the purposes of the Policy the term community, communal and commercial are defined as follows:

Community – a meeting space which is available to be used for short or long term by a member of the public or a community organisation for a non-commercial purpose

Communal – a meeting space used for commercial or non-commercial purposes for use predominantly by residents or occupants of the building or site, with opportunity for use by the general public.

Commercial – a meeting space available for use short term or long term by any entity for commercial purposes



Performance Criteria

- The need for the facility or space is suitably demonstrated in terms of existing or anticipated community and/or commercial demand.
- The facility is strategically located within the precinct having regard to identified public demand and location of other community facilities
- Merit of the operational focus of the proposed facility as community, communal or commercial to be assessed in terms of benefit and need having regard to the overall ongoing benefit to the community
- Facilities intended for public or community use to be designed so that their availability for use for that purpose is obvious and comfortable.
- Facilities intended for public or community use to be managed to ensure their ongoing availability for use for that purpose.
- The design of any facility must be of a suitable shape, size and proportion having regard to the identified purpose or need.
- The design of any facility or space must provide universal access
- The facility or space must be managed and maintained to a high standard by the landowner
- Suitable evidence is provided with respect to a robust management model that for the life of the development satisfactorily secures:
 - ongoing access to the facility for the identified community purposes, or transition to other community purposes if required
 - maintenance arrangements
 - apportionment of costs for acquisition, operating and maintaining of the facility.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and perspectives of proposed facility or space.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including arrangements for items such as ongoing expenses, building management fees and change of occupancy.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the space, facility or furniture are to be administered and sustained over the life of the development.

Hotel:

22.1.8 The development comprises a hotel.

Intent:

Encourage the provision of land use to promote economic development of the precinct, support diversity of accommodation in the precinct and to specifically contribute to development of the precinct as a centre for tourism, business and commerce.

Performance Criteria

- Hotel land uses being strategically located having regard to the precinct's attractors and the needs and amenity of hotel guests.
- In the case of mixed developments the hotel land use being designed to minimise conflict between uses including a separate lobby for the hotel use and hotel activity being on a separate floor to standard residential/apartment accommodation.
- Hotel land use to be of high quality and of sufficient scale to respond to market demand and to ensure its ongoing viability.
- Hotel land use to include the following minimum standard:
 - lobby/reception area
 - back of house facilities and support services to ensure a fully serviced hotel operation
 - bathroom facilities within each guest room

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location

Aged Care:

22.1.9 The development comprises an aged care facility

Intent:

Encourage the provision and retention of a diversity of aged care accommodation types and/or direct aged care support services which supports the growth of the centre, recognises the strategic location of the precinct and responds to the demands of the ageing demographic in the region.

Performance Criteria

- Aged care facilities being strategically located having regard to needs and amenity of residents.
- The number and type of aged care dwellings/beds provided responding to community needs and requirements and being of sufficient magnitude to ensure efficient ongoing management
- The aged care facility being operated by a recognised and appropriate provider.
- The aged care facility being designed and operated in a manner which provides opportunity for high levels of integration between occupants of the facility and the wider precinct
- The aged care facility includes active street frontages and uses or spaces within the site which are accessible by the wider community



Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Suitable documentation demonstrating the proposed facility is to be operated by a suitable aged care provider and how these operational arrangements will be secured for the life of the development.

Road Widening:

22.1.10 Where development is located adjacent to Canning Highway and where road widening is required; the applicant proposes to cede land free of charge to the State of Western Australia for the purposes of road widening.

Intent:

To support the timely and efficient acquisition of land required for road widening to facilitate access and transport initiatives on ~~roads such as~~ Canning Highway.

Performance Criteria

- Land identified for road widening purposes is ceded to the State free of charge or suitable arrangements put in place which secure the ceding of the widening at an identified later date.
- Proposals providing for the upgrading, enhancement and maintenance of the identified road widening land for the purposes of public space and/or landscaping until such time as the road widening land is required.
- Suitable evidence is provided with respect to the arrangements to secure the enhancement, ongoing maintenance and accessibility of the road widening land in the period prior to the land being required.

Note: While element 22.1.10 only applies to road widening land located adjacent to Canning Highway, if road widening is required adjacent to land other than Canning Highway and the land owner proposes to give that road widening land up free of cost, it is open to the land owner to request that discretion be exercised to treat the road widening as an aspect of community benefit'

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the ceding of identified land is to be secured and detailing maintenance responsibilities of the road widening land should the taking of the land be deferred.

22.1.11 The provision of car parking for public use beyond the users of the building, where such bays are ceded to the relevant Local Government free of charge or where such bays are unbundled from private ownership and are permanently made available to any user of the CBACP area by deed or agreement with the Local Government

Intent:

To encourage the timely and efficient provision of public car parking spaces within precinct as part of the effective management of parking resources, with a view to ensuring sufficient off street parking for visitors to the precinct.

Performance Criteria

- The parking spaces to be made available for public use are to be strategically located within the precinct having regard to identified or anticipated public demand and location of other public parking facilities
- Proposed public parking spaces being designed and located so that they are easily accessible by the public and that availability for use by the public is obvious and maintained.
- Proposed public parking spaces being ceded to the local government or suitable alternative arrangements put in place which secures the permanent availability of the bays for the life of the development.
- Proposed public parking spaces are designed and located so as to minimise conflict with other uses and their operation will not adversely impact on the wider road network.
- The number of car parking spaces provided responds to community needs whilst being of sufficient magnitude to ensure efficient ongoing management
- Suitable evidence is provided with respect to a robust management model that for the life of the development that satisfactorily secures:
 - ongoing public access to the applicable parking spaces
 - maintenance arrangements
 - apportionment of costs for acquisition, operating and maintaining of the facility.

Required Documentation:

To enable assessment of the proposed community benefit elements the applicant shall submit the following information with the development application:

- A comprehensive planning report addressing all of the performance criteria.
- Suitable documentation demonstrating the strategic, community and/or economic need for the particular community benefit/bonus item in the proposed location
- Plans and perspectives of proposed car parking facilities.
- Where required by the City, an access statement undertaken by a suitable consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act.
- A management plan demonstrating how the space is to be operated and maintained including hours of operation and response to safety and security.
- Details of land tenure and land administration arrangements demonstrating how the requirements and responsibilities relating to the parking spaces are to be secured and sustained over the life of the development.

Desired Outcomes with Opportunity to Exceed Base Requirements:

The CBACP Bonus Provisions include a requirement for all relevant Desired Outcomes to be met or exceeded. Regard to the awarding of bonuses will be had where an applicant can demonstrate that the requirements of relevant Desired Outcomes of all Elements has been exceeded. The strategic merit of the particular desired outcome and the magnitude of achievement over the required standards will be taken into account in assessment of bonus proposals. It is noted that many of the outcomes sought by items identified in Elements 21 and 22 are related to the achievement or exceeding of requirements relating to Desired Outcomes. Accordingly, where applicable, an applicant may be able to draw upon an example of exceeding the requirement of a Desired Outcome to support and demonstrate achievement of items under Elements 21 and 22. Exceeding of relevant Desired Outcomes will also be required to be demonstrated where an application seeks a building height over the identified "Threshold to Bonus Height"

The following sections lists the relevant Desired Outcomes identified in the CBACP. Opportunities for a proposal to demonstrate exceptional levels of achievement through exceeding of the required Desired Outcome are identified.

DO1.1 and 1.2 Land Use

Opportunities for exceptional achievement:

- Provision of land uses which provide high levels of activity, interest and vibrancy to all ground floor areas
- Provision of office accommodation at levels other than ground floor

DO2 Form and Mass

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D02

DO3 Heights

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D03

DO4 Street Setbacks

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D04 including greater than required setbacks to upper levels, inclusion of roof top terraces, green walls and gardens at various levels,

DO5 Side and Rear Setbacks

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D05, over and above the requirements of Elements 21 and 22 and including minimising of overlooking, overshadowing and maintaining of view corridors.

DO6 Linking Pathways

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D06 including particular demonstration of providing active, vibrant and protected frontages where development abuts identified linking pathways.



DO7 Canning Highway

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D07 including particular demonstration of design measures responding to the Highway location and providing active, vibrant and protected frontages for pedestrians.

DO8 Landmark Buildings

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D08 including particular demonstration that design measures acknowledge and respond to the sites landmark status.

DO9 Facades

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D09 including particular demonstration of fine grain responses to create pedestrian interest including attention to land use placement, signage, glazing and window displays.

DO10 Landscaping

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D010 including particular attention to provision of open spaces at ground or podium level, tree plantings at ground or podium level, deep soil zones to accommodate mature plantings and achievement of landscaping in excess of the identified standard of 75%.

DO11 Sustainability

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D011, over and above the requirements of Elements 21 and 22 and including particular attention to items such as provision of car pooling/car sharing operations, provision of end of trip facilities and electric car charging facilities in excess of the standards identified in the CBACP.

DO12 Acoustics

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D012 including particular attention to items such as providing noise and vibration attenuation measures beyond existing legislated standards.

DO13 Adaptability

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D013

DO15 Level Changes

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D015

DO17 Public Art

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D017 and including art installations beyond the cap identified in the CBACP.



DO18 Parking

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D018 and including attention to the location and appearance of parking and the provision of bicycle parking/storage and parking for scooters and motorcycles.

DO19 Servicing and Functionality

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D019

DO20 Safety

Opportunities for exceptional achievement:

- Specific response to aspirational items listed in D020 and including submission of documentation outlining safety measures incorporated into the development from a CEPTED (Crime Prevention Through Environmental Design) viewpoint.

Required Documentation:

To enable assessment of the extent to which a proposal exceeds the requirements of a relevant Desired Outcome the applicant shall submit the following information with the development application:

- A comprehensive planning report, plans, sections or data demonstrating the exceeding of the particular Desired Outcome.



References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Canning Bridge Activity Centre Plan
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY

Ordinary Meeting of Council

19 March 2019 (support for advertising)

Item No.

P19/3805

Reviews