

Bonus Building Height Local Planning Policy

Canning Bridge Activity Centre Plan



Prepared for City of Melville
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Document History & Status

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Planning Policy**

**Canning Bridge Activity Centre
Plan**

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Section

1.0

Introduction

1.0 Introduction

The Canning Bridge Activity Centre Plan (CBACP) incorporates Bonus Provisions (Element 21 and 22) as a measure to incentivise exemplary design and achieve the provision of facilities and/or land uses which are seen to represent a significant benefit to the community. This policy seeks to clarify and provide guidance in relation to the Bonus Provisions.

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. Applicants are required to demonstrate that items provided in response to the Bonus Provisions represent a significant benefit to the community, that the desired outcomes of all Elements are met or exceeded and that the standard of design of the development is at an exemplary level, in keeping with the expectations of the Canning Bridge Precinct.

1.1 Policy Objective

The objectives of this Policy are:

1. To ensure that development in the CBACP area takes place in accordance with the community expectations and principles developed in the original Canning Bridge Precinct Vision with respect to exemplary design and significant community benefits as it relates to the awarding of bonus building height.
2. To promote development that is of a scale and nature that supports the hierarchy of built form scale/height of the CBACP and provides an appropriate transition to adjoining land uses.
3. To ensure that community concerns are addressed including the following issues:
 - Impact on the amenity of areas adjacent the CBACP and within areas adjoining lower density zones;
 - Significant community benefits are real benefits to the community and:
 - not provided as part of a standard/typical high-quality development outcome;
 - in addition to generating commercial outcomes to the benefit of the developer, proposals must also be able to demonstrate benefit to the community;
 - Proposals to justify bonuses are provided in addition to the requirements of Division Two Land Use, Site Planning and Built Form, Public Spaces,

Parking and Servicing, and Safety and Security: and

- Exemplary design is determined by the Design Review Panel (DRP) in accordance with a clear set of guidelines and noting the need for there to be clear delineation between the Division Two requirements and those defined in Element 21.
4. To remove any potential uncertainty about how the requirements of Element 21 and 22 are to be achieved by setting out detailed guidance on what is expected.
 5. To provide a planning framework to support the consideration of the CBACP Bonus Provisions – Elements 21 Development Bonus based on Design Considerations and 22 Development Bonus based on Community Considerations/benefits including additional clarity in relation to the Intent, Acceptable Outcomes, Required Documentation and applicable Bonus Height Guide.
 6. To provide guidance with respect to the measurement of the extent of bonus to ensure that the granting of a bonus is consistent and proportionate to the extent and significance of the community benefit offered.

1.2 Policy Scope

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

1.3 Policy Operation

The Policy supports the operation of the Bonus Provisions (Elements 21 and 22) of the CBACP through the provision of additional clarity and guidance in relation to:

- Ensuring the relevant Desired Outcomes of all other Elements are met or exceeded prior to the consideration of the Bonus Provisions;
- Where exemplary design is proposed in the opinion of the DRP;
- Where the requirements of Element 21 have been satisfied; and
- Where the development includes the provision of a significant benefit to the community, in accordance with the requirements of Element 22.

1.4 Policy Structure

The Policy is structured into three sections to assist proponents in preparing their design and applications in relation to Bonus Provisions:

Section One - Introduction

Section One outlines the overarching purpose, vision, objectives, relationship to other planning instruments and assessment and design review process which will form the basis for development proposals considering the bonus height provisions.

Section Two - General Principles

Section Two provides further guidance on the general principles for exemplary design, community benefits and bonus height.

Section Three - Policy Statement

Section Three provides further guidance to support the requirements contained within Element 21 and Element 22. This section seeks to inform the design and assessment of applications for development approval through the introduction of an assessment table that:

- Outlines the statement of Intent for each requirement;
- Defines the Acceptable Outcomes for each requirement;
- Details a Bonus Guide for additional building height; and
- Details the Required Documentation for the specific Element Requirement.

1.5 Relationship to Other Planning Instruments

This Local Planning Policy (LPP) is adopted under the provisions of Clause 4, Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The LPP should be read in conjunction with City of Melville Local Planning Scheme No. 6 (LPS6), the CBACP and any other relevant City of Melville LPP's.

Where this LPP conflicts with the provisions of LPS6, the provisions of LPS6 shall prevail. Where the LPP does not contain specific provisions on development matters that are otherwise contained in State Planning Policy 7; Design of the Built Environment, or the CBACP, then those document controls shall prevail in that instance only.

1.6 Assessment of Applications

Applications involving the Bonus Provisions will require:

- Assessment by the City's Community Infrastructure Committee of the proposed community benefits pursuant to Element 22;

- Assessment under the City's Local Planning Framework (including LPS6, the CBACP and this LPP); and
- Assessment by the Canning Bridge Design Review Panel (CBDRP, formerly Design Advisory Group).

1.6.1 Community Infrastructure Committee (CIC)

Prior to engagement with the CBDRP, applicants are required to engage with the City's Community Infrastructure Committee to understand the Canning Bridge Community Needs and Infrastructure requirements.

The provision of Community Infrastructure within the CBACP should be the key design driver and not the desire to achieve a particular height outcome. On this basis, determining the range and appropriateness of Community Infrastructure as part of the design formulation is a key objective.

In addition to the information provided in the CIC Terms of Reference (*to be prepared*), the process for assessment of applications seeking bonus heights available under Element 22 of the CBACP is summarised below:

Design Formulation – Pre-Development Application

Where bonus height is sought under Element 22 of the CBACP and this Policy, the following process is recommended:

- Prior to formulation of a DA, pre-application review meetings will occur with the CIC. A minimum of two pre-application meetings is recommended;
- These meetings should occur prior to meeting with the CBDRP to ascertain the type and suitability of community benefits available for consideration within the design having regard to:
 - Location of proposal;
 - Identified Community/Infrastructure Needs suitable for the subject site/area; and
 - Ability to accommodate the Community Infrastructure within the design and address the requirements of this Policy.

The height bonus must be commensurate to the community benefit being proposed.

1.6.2 Design Review Process

Prior to formal lodgement of a development application (DA), all applications seeking to apply for Bonuses as available under Elements 21 and 22 of the CBACP will be presented to the CBDRP for consideration under the Terms of Reference of the DRP. This process replaces

the need to undergo the design review and assessment process as required by SPP 7.3, Volume 2.

In addition to the information provided in the DRP Terms of Reference, the process for assessment of a DA relating to applications seeking bonus height available under Elements 1 and 22 of the CBACP is summarised below:

Design Review – Pre-Development Application

Where bonus height is sought under Elements 21 and 22 of the CBACP and this Policy, the following Pre-Development Application process is recommended:

- Prior to formulation/lodgement of a DA, pre-application review meetings will occur with the DRP. A minimum of two pre-application meetings is recommended.
- The following matters should be addressed as part of the Design Review – Pre-Development Application process:
 - The relevant Desired Outcomes of all Elements are met or exceeded;
 - That exemplary design is proposed in the opinion of the Design Review Panel; and
 - The proposed community benefits have been appropriately designed and integrated into the overall development (where applicable).

Once the CBD RP has deemed the plans to substantially achieve the requirements of Element 21 and 22 or be satisfied with any justified variation in meeting the objectives, the CBD RP will then provide written endorsement suitable for consideration by the Responsible Authority in their formal assessment.

1.6.3 Design Verification Statement

For all DA's seeking bonus height under Elements 21 and 22 of the CBACP, a Design Verification Statement is to be prepared. The statement must:

- Explain how the requirements of this Policy are being achieved;
- Explain how the design requirements of Element 21 go beyond those required of the preceding Elements within the CBACP to satisfy the requirements of Exemplary Design;
- Explain how the community benefits being promoted in Element 22, are in addition to those required of the preceding Elements within the CBACP to satisfy the requirements of Community Benefits as opposed to standard development requirements;
- Demonstrate how the benefits being offered constitute a community benefit as defined by this policy; and
- Demonstrate how the benefits being offered justify the quantity of height bonus being sought.

The Design Verification Statement must indicate where the documents illustrate how the proposal meets these requirements.

Where these are not met, the Design Verification Statement should describe how an alternative solution achieves the Intent. In some instances, this may require supporting reports or plans/diagrams.

The Design Verification Statement will assist the assessment process by clarifying how the proposed development meets the objectives and development controls of this LPP.

Development Application Submission

- The applicant lodges a DA with the Responsible Authority with the accompanying CBD RP final report/written endorsement; and
- The DA is assessed by the Responsible Authority in the usual manner.

Section

2.0

Bonus Height Provision Principles

2.0 Bonus Height Provision Principles

2.1 Compliance Requirements

The CBACP states that for properties within the M15 and M10 Zones, consideration of greater height than permitted in Element 3 may be approved where:

1. The relevant Desired Outcomes of all Elements are met or exceeded; **and**
2. Where exemplary design is proposed in the opinion of the CBD RP; **and**
3. Where the development includes the provision of a significant benefit to the community.

This Policy provides the following guidance for the purposes of qualifying the provisions of Elements 21 and 22 with respect to achieving bonus height:

2.1.1 Design Considerations

There are two critical design components to be demonstrated to achieve height greater than permitted within Element 3 including:

- The relevant Desired Outcomes of all Elements are met or exceeded (refer 2.1 above) and therefore **High Quality Design** is achieved, as a prerequisite to then considering opportunities for height bonus under Elements 21 and 22; and
- Achieving or exceeding **Exemplary Design** in the opinion of the CBD RP.

It is a requirement of this Policy that these two elements are documented separately in order to be able to clearly distinguish between **High Quality Design** (Desired Outcomes of Elements 1-20 are achieved) and **Exemplary Design** (under Element 21).

Given the iconic and innovative nature of the CBACP, the opportunity exists to exceed these expectations, and propose development of an **Exceptional Design** quality. For this reason, a third design category has been introduced and shall only be considered under exceptional circumstances.

2.1.2 Design Quality

State Planning Policy 7.0 Design of the Built Environment (SPP7.0) outlines a set of performance-based Design Principles that – when used together – create a broad definition of what is meant by ‘good design’. These have been developed from well recognised national and international precedents and adjusted to the Western Australian context. These principles establish a definition of design quality and form the basis for design review.

For the purposes of satisfying the CBACP Bonus Provisions, applications will be assessed against the 10 Design Principles of SPP7.0 (noting the DRP Terms of reference and design quality scaling criteria is to be determined separately by the City) and the score will determine the level of design quality achieved, and therefore the appropriate scale for determining bonus height.

Table 1 below, defines the three tiers of design quality, and Section 3 details the score required to facilitate consideration under Tier 1, 2 or 3.

Table 1 Design Quality Scaling

Tier 1	Tier 2	Tier 3
High Quality Design: is mandatory for all new development in the Mixed-Use Zones. Generally, developments that meet the Desired Outcomes of all Elements and do not seek any height bonus under Elements 21 and 22.	Exemplary Design: should contain design features that are innovative, outstanding, and more than what would generally be expected to be provided in a High Quality Design (Tier 1 above).	Exceptional Design: is iconic development that substantially exceeds Exemplary Design and is clearly differentiated from the rest of the precinct in relation to Exemplary Design. Due to its uniqueness and level of design quality, it is expected to occur less frequently than Exemplary Design.

2.2 Community Benefit Considerations

The CBACP requires the provision of a significant community benefit to the community, along with other matters outlined in Section 2.1 to achieve a building height greater than permitted within Element 3.

Element 22 currently states that the proposed benefit, in addition to meeting all other requirements, provides a community benefit for the users of the CBACP area in proportion to the additional development being proposed, by achieving at least four of the requirements detailed at Elements 22.1.1 to 22.1.11 of the CBACP.

This Policy seeks to clarify the expectations in relation to Community Benefit considerations as outlined below:

2.2.1 What is a Community Benefit?

For the purposes of this Policy, “Community” is concerned with a group of people living within a geographical area. This could be locals or activity centre users. It should include both existing and future residents and visitors of the precinct, not only future residents of a particular development.

Community benefits are a contribution/provision towards essential community infrastructure as part of a negotiated outcome and should:

- Meet the social, cultural, recreation or environmental needs of the community;
- Be of real value and provide a meaningful benefit to the community;
- Deliver a genuine and lasting benefit to the community;
- Be substantive in nature with a material cost to implement;
- Ideally be accessible to the community and not just particular residents of a development;
- Be something that would otherwise not be required or provided by a development; and
- Be provided in addition to what is expected as standard development and community infrastructure and meet design excellence standards or above in order to be considered.

Community benefits can be provided by way of:

- A benefit to the community provided on the proponents' land;
- A levy or contribution as part of a development which funds community infrastructure projects on public land (through voluntary agreements as opposed to a developer contribution scheme); and/or
- Land ceded free of cost to a Local or State Authority.

There is a hierarchy in the value of the community benefit/merit of different types of community benefit (refer Section 2.3.3).

2.2.2 Community Benefit Types

Community benefits can be delivered in a number of ways and might include:

- General infrastructure such as roads, carparks, footpaths, drainage, streetscape improvements or open space;
- Community amenities such as community hubs, libraries, community and sports facilities or health centres; and
- Identified shortfalls in specific uses such as affordable housing, aged care, etc.

Element 22 currently provides a guide as to the types of community benefits that might be considered appropriate within the CBACP. The City of Melville is currently progressing a Community Needs Analysis that will inform a Community Infrastructure Plan (CIP) for the Canning Bridge Precinct. The CIP will detail the types of community infrastructure appropriate for this community in this location. The CIP will be used by the Community Benefits Committee to inform applicants about the community infrastructure needed within the precinct and the appropriateness and suitability of the community benefit proposed in the particular context.

On this basis, the community benefits listed within Element 22 should be used as a guide only, and consideration should be given to additional community benefits, as the CIP is developed. In the meantime, Section 3.0 outlines additional community benefits (based on the City's Canning Bridge Community Development Plan, 2020) and the level of benefit afforded by this Policy. Community benefits not listed within Section 3.0 will need to be justified, and detail how the proposal delivers a benefit to the community, either through reference to the City's adopted Community Needs Assessment or through demonstration of the strategic, community, environmental and/or economic need for the proposed benefit in the proposed location.

Many of the 'benefits' listed in Element 22 are considered general infrastructure requirements and therefore are not considered appropriate as a community benefit unless elevated above and beyond what is required in order to satisfy the Desired Outcomes of all other Elements. In such cases, it must be clearly demonstrated that a community benefit is being delivered and the standard of response is higher than what would ordinarily be required under other relevant Elements.

Examples include active street frontages, streetscape improvements, on-site landscaped spaces or facilities, toilets/end-of-trip facilities all required and contribute to satisfying the Desired Outcomes of the other Elements. Given these development aspects are considered standard

and typical of any activity centre precinct development, a higher standard of response is expected to be considered a community benefit.

For this reason, if a design element is provided to satisfy 'other' Desired Outcomes within the CBACP, it cannot also be considered to qualify for a bonus under the Bonus Provisions within Elements 21 and 22, unless the standard goes beyond the expectations of the Desired Outcomes. Likewise, a 'community benefit' cannot be used on multiple occasions to satisfy the individual requirements of Element 22 to achieve at least four of the requirements given the potential for overlap between various requirements.

2.2.3 Scale of Community Benefits

The Bonus Provisions of the CBACP requires *"the development to include a significant benefit to the community"*, and Element 22 requires the proposal achieves at least four of the requirements of Element 22.

In considering the various types of community benefits and the degree to which community benefits are provided, this Policy seeks to distinguish between the degree or significance of the community benefit and therefore the bonus afforded to it.

This is achieved through the introduction of a tier system, outlined in Section 3.0.

For the purposes of defining the relative significance of a community benefit, the following comments are provided:

Table 2 Community Benefits Scaling

Tier 1 - General Infrastructure	Tier 2 - Community Benefit	Tier 3 - Significant Community Benefit
Such as roads, carparks, footpaths drainage, streetscape improvements or open space.	Such as local and district community benefits. May derive a commercial return to the developer. Located on private land or voluntary contribution towards infrastructure to be located on public land.	Such as district or regional community benefits. Generate no commercial return to the developer. Voluntary contribution towards infrastructure to be located on public land.

2.2.4 Public Space as a community benefit

There are currently limited public space areas identified within the CBACP, despite the Community Development Plan (Element, 2020) identifying this as currently undersupplied key community infrastructure within the Precinct. This is likely to be addressed as part of the CBACP Review, however, the opportunity is available for additional public space areas to be provided through the bonus provisions.

Public spaces may include:

- New public spaces comprising parks, pocket parks, plazas, piazzas;
- Upgrades to existing public spaces (adjacent the site, i.e. streetscape upgrades or within/adjacent the precinct); and
- Rooftop and/or podium level gardens/public spaces.

New public spaces and upgrades to existing public spaces may be considered for a higher community benefit bonus where:

- They are publicly accessible at all times;
- Located on the ground level;
- They form part of, or are associated with existing public realm; and/or
- Financial contributions are proposed towards the upgrade/provision of infrastructure within existing public space/foreshore areas.

In contrast, rooftop and/or podium levels gardens and public spaces (above the ground level) where access is typically limited due to resident security may be considered for a lesser community benefit bonus given the limitations to public accessibility and functionality in comparison. Higher bonuses may be considered where more significant destination spaces are delivered at the rooftop and/or podium level, such as a public rooftop cinema, that offer real community benefit.

2.2.5 Voluntary Contributions in lieu of Community Infrastructure

In some instances, the type of community infrastructure may be of a regional or district function, and is more appropriately located on public land. It may also be more appropriate for community infrastructure items of this scale and nature to be coordinated and provided by the City, on land owned or under the management of the City, where the cost to provide exceeds the capacity of a single developer to achieve.

Under these circumstances, this policy provides the opportunity for applicants to make a voluntary financial contribution towards a community infrastructure fund, for infrastructure to be provided in a staged manner and in

accordance with an agreed CIP. Such an agreement would be negotiated between the applicant and the City, and enforced through a condition of planning approval requiring a Deed to be entered into to secure the agreed contribution.

In these instances, the applicant will still be required to liaise through the City's Community Infrastructure Committee to determine and agree the most appropriate community infrastructure requirements for the Precinct, and therefore the level of financial contribution by the applicant. The value of the contribution will then be used to determine a commensurate height bonus, assuming all other requirements of the CBACP and Elements 21 and 22 have been satisfied.

2.3 Bonus Height Proportionality

The Bonus Height Provisions require provision of a community benefit which is proportionate to the extent of the bonus height being sought, when in fact the community benefit should first be determined as outlined in Section 2.2, and then once determined, the height bonus generated by the type of community benefit proposed should be quantified.

This section provides further guidance in relation to determining the bonus height proportional to the community benefit(s) being proposed.

2.3.1 Minimum Community Benefit Provision

Clause 22.1 of Element 22 currently requires the applicant to achieve at least four of the requirements outlined within Clauses 22.1.1 to 22.1.11.

The City's priority is to ensure quality community infrastructure outcomes are achieved in accordance with the CIP, as well as the delivery of high-quality streetscape, landscape, activation outcomes, including the provision of public squares, pocket parks and piazzas that go above and beyond what are generally expected to satisfy the Desired Outcomes of all other Elements.

To facilitate and support the delivery of real and significant community benefits, the requirement to achieve a minimum of four community benefits might constrain the ability for an applicant to provide a more substantial individual community benefit, considered appropriate within the Precinct. In some circumstances, the City may look to vary the requirement to achieve a minimum of four community benefits, where:

- The City is of the view that a lesser number (including a single requirement) is more appropriate and more valuable to the community, as opposed to four standard community benefit requirements. In this instance, the applicant will be required to demonstrate that the value

of the community benefit (in dollar value and the measure of the significance of the community benefit) exceeds the combined value of the four individual requirements and results in the delivery of a significant and real community benefit; or

- A voluntary financial contribution is made and the value exceeds the combined value of four individual requirements, and in the opinion of the City, the contribution is provided in accordance with the requirements of the Community Infrastructure Plan, and the infrastructure item could not otherwise be delivered by a single developer.

The applicant will be required to provide justification to support this variation and demonstrate that the bonus height being sought corresponds with the community benefit contribution being provided.

The City will be guided by the CIP in considering a request to vary this requirement and be guided by the objective to deliver real and significant community benefits within the Precinct.

The requirement to provide less than the minimum four community benefits should only be supported where the overall community benefit provided is considered far greater than if four community benefits were provided.

Through the CIP, the City will establish a clear framework for the management and expenditure of funds and shall include (but not limited to):

- The area within which the voluntary contribution can be expended;
- The items that are included and the rationale for their inclusion (demonstrate the need/demand for each item); and
- A capital expenditure plan that identifies the capital costs of the items, other funding sources, and considers priorities and staging.

The CIP will be used to guide decisions of the Community Infrastructure Committee in relation to voluntary community benefit contributions.

2.3.2 Building Height Guidance

Section 3.0 provides development guidance for each requirement of Element 22 and includes a bonus height guide (based on percentage of the base height) for Tier 2 and Tier 3 as summarised in **Table 3** below:

Table 3 Bonus Height Guide Summary

Element 22 Requirements (Summarised)	Tier 1	Tier 2	Tier 3*
22.1.1 High quality active street frontages, furniture and landscaping	N/A	5-20%	20-30%
22.1.2 Landscaped spaces and/or other facilities accessible to the public such		10-20%	20-30%
22.1.3 Public facilities such as toilets, showers and sheltered bike storage		5-10%	10-20%
22.1.4 Affordable housing ceded to the Department of Housing or relevant not-for-profit organisation		20-30%	30-50%
22.1.5 Improvement to pedestrian networks or the ceding of pedestrian linkages		10-20%	20-30%
22.1.6 Provision of view corridors and/or mid-winter sunlight		5-15%	15-20%
22.1.7 Provision of community, communal and/or commercial meeting facilities		5-20%	20-30%
22.1.8 The development comprises a hotel		20-30%	30-50%
22.1.9 The development comprises an aged care facility		15-25%	25-50%
22.1.10 Canning Highway road widening, ceded free of charge to the State of Western Australia		5-15%	5-15%
22.1.11 The provision of car parking for public use beyond the users of the building, ceded to the relevant Local Government free of charge or unbundled from private ownership and are permanently made available		5-15%	15-25%

Based on Table 3, **Table 4** below provides a guide to the total eligible height bonus available for each Tier. It is important to note that:

- The total eligible bonus is provided as a guide only, and does not prevent an applicant from seeking additional bonus height where more significant or additional community benefits are proposed. Such proposals will be considered on their merit, taking into consideration the design and locational context of the proposal and the suitability of the community benefit proposed in the context of the CIP for the Precinct; and
- Similarly, a development does not qualify for the upper range of the eligible bonus height 'as of right', and it must be clearly demonstrated by the applicant that the community benefits proposed are commensurate with the bonus height being sought.

Table 4 Total Eligible Height Guide

Eligible Bonus	M10	M15
Tier 1 (Nil)	10 storeys	15 storeys
Tier 2 (up to 70%)	Up to 17 storeys*	Up to 25 storeys*
Tier 3 (greater than 70%)	n/a	Greater than 26 storeys*
*Assumes average of 3.2m per storey as a guide		

The total eligible height guide is based on four community benefits being proposed, to an acceptable standard, and would typically achieve a bonus of up to 70% for Tier 2, or above for Tier 3. As outlined above, this is a guide only, and will vary depending on the type and quality of community benefit delivered under Element 22.

Where the bonus height assessment results in portion of a storey being provided, the following considerations may apply:

- Applicants consider the potential to improve/upgrade the proposed community benefit proposal, so as to achieve a higher percentage bonus; or
- Rounding to the nearest whole number may be considered, where the percentage exceeds 0.5. i.e. if a development in the M15 zone, is eligible for a 65% bonus (i.e. 9.75 storeys), rounding to 10 storeys may be considered.

Section

3.0

Policy Statement

3.0 Policy Statement

3.1 How to use this Section

This Section provides guidance relating to the requirements contained within Element 21 and Element 22 of the CBACP, and should be read in conjunction with Section 2 of this Policy.

This Section has been formulated to provide further guidance and clarity around the expectations of the various requirements within Elements 21 and 22.

The tables include the following sections to inform design and assessment of applications for development approval:

- A statement of **Intent** that explains the intended outcome, why it is important and how it contributes to the achievement of exemplary design and significant community benefit.
- **Acceptable Outcomes** that define the intended outcome for the requirement. These Outcomes, or an appropriate alternative need to be demonstrated to assist in meeting the Intent.
- The **Bonus Guide** defines the building height bonus range applicable to the community benefit being offered through Element 22.
- **Required Documentation** is detailed for the specific Element Requirement.

3.2 Element 21

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to any M15 lots that interface [either opposite or adjacent to] the H8 zone)
21.1 Exemplary design is proposed in the opinion of the Design Advisory Group.			
Intent	<p>To ensure that buildings seeking to utilise the bonus height provisions achieve an exemplary standard of design, at a minimum, to reflect best practice technology and treatments to contribute to a truly world class place. Prior to demonstrating Exemplary Design is proposed, applicant's need to demonstrate compliance the relevant Desired Outcomes of all Elements are met or exceeded and in doing so demonstrate that a High Quality Design has been achieved, thereby satisfying the requirements of Tier 1, as a prerequisite to seeking a height bonus under Tier 2 or Tier 3.</p> <p>Exemplary design can only be achieved where all of the 10 Principles of Good Design have been considered in the design of a building, and must be demonstrated to exceed a high-quality design as required under Tier 1. Where a Tier 3 bonus is sought, design must be exceptional to be considered for an increased bonus. This represents the highest quality of design, delivering an outcome which significantly enhances its immediate and broader setting, and is sensitive to the defining characteristics of the local area.</p>		
Acceptable Outcomes	<p>a. High quality design, where the relevant Desired Outcomes of all Elements are met or exceeded.</p>	<p>a. Exemplary design assessed against the 10 Principles of Good Design (each element scored out of 3).</p> <p>b. Development should contain design features that are innovative, outstanding and more than what would generally be expected to be provided in a development in Tier 1. Development should incorporate design features that should be emulated, but not necessarily copied in an identical way, in other developments.</p> <p>c. Proposals must demonstrate how the development integrates with the surrounding area, and must appropriately address any potential impacts on adjoining or surrounding properties, including visual privacy, daylight and solar access, natural ventilation and visual amenity.</p> <p>d. To achieve exemplary design, a proposal must achieve a score of 3 for at least 5 elements, and a score of 2 for each of the other elements. Minimum score of 25/30 required.</p>	<p>a. Exceptional design assessed against 10 Principles of Good Design (each element scored out of 3).</p> <p>b. Development should contain design features that substantially exceed exemplary design, and is clearly differentiated from the rest of the precinct.</p> <p>c. Exceptional design must go beyond what is delivered under Tier 2. Due to its uniqueness and level of design quality, it is expected to occur less frequently than Exemplary design.</p> <p>d. To achieve exceptional design, a proposal must achieve a perfect score of 30/30.</p>
Required Documentation		Development proposals to be considered by the Design Review Panel in accordance with section 1.6.2 of this LPP.	
21.2 For development in the M15 Zone, the site shall have a minimum area of 2,600m².			
21.3 For development in the M10 Zone, the site shall have a minimum area of 2,000m².			
Intent	<p>To ensure the development of any building seeking a height bonus is limited to sufficiently sized lots which enable the relevant design considerations and community benefit considerations to be adequately achieved. Where lots are subdivided and/or amalgamated to achieve the minimum area, proposals must avoid, where possible, prejudicing development on adjoining sites by creating stranded assets which do not achieve the minimum area requirements for development up to the base height in the M10 and M15 zones.</p>		

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to any M15 lots that interface [either opposite or adjacent to] the H8 zone)
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Element 2.	a. As per 21.2 or 21.3 (as applicable). b. The site area shall include land which is affected by a Planning Control Area for road widening purposes, which is yet to be reserved under the Metropolitan Region Scheme.	a. The site shall have a minimum area of 4,500m². b. Minimum area excludes any land required for road widening, except where adjoining Canning Highway. The site area shall include land which is affected by a Planning Control Area for road widening purposes, which is yet to be reserved under the Metropolitan Region Scheme.
Required Documentation		a. Site survey or deposited plan confirming the site area, and depicting any area affected by a Planning Control Area. b. MRS Clause 42 Certificate (where portion of the land is reserved under the MRS), confirming the extent of the reservation.	
21.4.1 The proposed development has been designed with regard to solar access for adjacent properties.			
Intent	To ensure taller buildings are designed to minimise undue impacts on solar access to adjacent properties, through appropriate building layouts which respond to the streetscape and topography of the site, and design considerations such as building form, setbacks and orientation.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Element 5.	a. Development results in improved solar access for adjacent properties when compared against a height and setback compliant design. b. Measures such as increasing the setback of upper levels, breaking up building mass and orienting the development at right angles to the adjoining boundary may assist in improving solar access for neighbouring sites.	a. Development results in improved solar access for adjacent properties when compared against a height and setback compliant design. b. Measures such as increasing the setback of upper levels, breaking up building mass and orienting the development at right angles to the adjoining boundary may assist in improving solar access for neighbouring sites. c. In particular, development minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter. d. Increased building height may be considered where greater setbacks are incorporated to upper levels to improve solar access, where the increase in floorspace is negligible (i.e. floorspace is redistributed within a smaller footprint/taller building, to achieve a slender, more elegant tower outcome with increased separation between buildings and minimal visual impact on the public realm).
Required Documentation		a. Overshadowing diagrams and calculations demonstrating the extent of the shadow cast at midday on 21 June onto any adjoining property, based on: i. A height and setback compliant building envelope; and ii. The proposed building envelope, incorporating the bonus height component. b. Where a Tier 3 bonus is sought: iii. Diagrams must clearly demonstrate that overshadowing of habitable rooms, open space and solar collectors of neighbouring properties is minimised; and	

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to any M15 lots that interface [either opposite or adjacent to] the H8 zone)
		iv. A massing diagram to demonstrate how increased setbacks to upper levels support additional height whilst enhancing solar access on adjoining properties.	
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 granted will be conditional upon submission of a Green Star certificate, prior to commencement of development, which confirms achievement of the required rating.			
Intent	To ensure development achieves excellence in ecologically sustainability design principles to develop a world class showcase of environmentally sound development techniques, assessed against an internationally-recognised sustainability rating system. Consideration of the sustainable design features, construction methods and operation of buildings must be considered and incorporated early in the design process to ensure a meaningful ecologically sustainable outcome is achieved.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Element 11 (i.e. 4 Star Green Star rating).	a. The proposed development achieves a minimum of 60 Green Star rating points (i.e. 5 Star Green Star rating).	a. The proposed development achieves a minimum of 70 Green Star rating points. (Note: 60-74 points equates to a 5 Star rating; 75 points or above equates to a 6 Star rating)
Required Documentation		a. Documentation in accordance with 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 development is appropriately designed with respect to transport and traffic impacts, vehicular and non-vehicular access, circulation and car parking. Appropriate assessment and reporting is required to be undertaken to determine land use and transport integration, the transport infrastructure required to support the development, the potential transport impacts on the surrounding area, and to ensure access, circulation and parking areas are designed to the relevant Australian Standards.		
Acceptable Outcomes	a. Traffic Impact Statement or Transport Impact Assessment, in accordance with WAPC Guidelines.	a. A Transport Impact Assessment that supports the additional development proposed. b. Access, circulation and parking areas must be designed to relevant Australian Standards, as determined by a suitably qualified consultant, and documented in the Transport Impact Assessment.	
Required Documentation		a. A Transport Impact Assessment (TIA) prepared in accordance with the WAPC’s Guidelines, that specifically documents the additional traffic impacts and requirements resulting from the application of the Bonus Height Provisions. The TIA must be undertaken by a suitably qualified	

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to any M15 lots that interface [either opposite or adjacent to] the H8 zone)
		consultant, and demonstrate that the proposed development will not adversely impact on the surrounding land uses or transport networks (and users of those networks). The assessment shall be undertaken utilising the latest transport modelling from the Main Roads WA regional transport model and strategic transport modelling undertaken by the City of Melville for the 2031 and 2050 scenarios. The TIA must include assessment of the proposed access, circulation and parking areas against the relevant Australian Standards.	
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	To ensure development considers its impacts on existing service infrastructure in the area, and aims to reduce its demand where possible through the provision of alternative infrastructure, plant and equipment to improve the efficiency of the building, beyond what would ordinarily be provided as part of a standard (Tier 1) development. Where a Tier 3 bonus is sought, consideration must be given to how large-scale infrastructure can be provided which improves the efficiencies and reduces the load of not only the building, but the broader precinct.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Elements 11 & 19.	a. Development incorporates appropriate building service infrastructure, including PV cells, centralised hot water and air-conditioning systems, grey water reticulation systems, waste reduction management including compaction facilities, lift generators, electric vehicle charging stations (above the minimum requirements of the CBACP or what is being delivered to achieve the necessary Green Star rating), naturally ventilated corridors and lobbies. b. Development is designed to maximise water and energy efficiency to reduce pressure on existing water, wastewater and power infrastructure. c. A monetary contribution, to be agreed with the City and relevant servicing authorities, is made towards upgrades to the area-wide water, wastewater and power infrastructure.	a. Development incorporates large scale infrastructure sharing opportunities, such as tri-generation plants, on-site waste water treatment with capacity to be used for other sites, items which could provide efficient alternatives and reduce the load on the precinct's traditional utilities. b. A monetary contribution, to be agreed with the City and relevant servicing authorities, is made towards upgrades to the area-wide water, wastewater and power infrastructure.
Required Documentation	a. An Infrastructure and Servicing Report prepared by a suitably qualified consultant, which details: i. the infrastructure demands of the proposed development ii. additional infrastructure demands associated with the bonus floorspace iii. how the infrastructure measures implemented as part of the Tier 2 and Tier 3 proposals will support/improve the area wide infrastructure/resources iv. the sustainability initiatives and the benefit delivered by the infrastructure provided, specifically addressing how the infrastructure achieves the acceptable outcomes for the Tier 2 or Tier 3 bonus (as applicable).		

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to any M15 lots that interface [either opposite or adjacent to] the H8 zone)
21.4.5 In addition to the requirements of Element 10, proposed development demonstrates a mitigation of urban heat island effects through the provision and maintenance of landscaping which includes the planting of mature shade trees.			
Intent	To ensure landscaping design specifically considers urban heat island effects, through the provision of landscaping and mature shade trees which exceed the minimum requirements of Element 10. Mitigation of urban heat island effects is not limited to planting of mature shade trees, and consideration must also be given to other measures including landscaping, materiality, etc. which achieve this outcome.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Elements 9, 10 & 11.	a. Development provides a minimum area of landscaping equal to 150% of the overall site area. b. Deep soil areas and mature tree provision are provided in accordance with the Acceptable Outcomes of section 3.3 of the R-Codes (Vol. 2). c. Other measures to reduce heat should also be incorporated where appropriate, such as lighter coloured surfaces (with reduced glare), green roofs and walls, shading devices, permeable surfaces, water features, etc.	a. Development provides a minimum area of landscaping equal to 200% of the overall site area. b. Deep soil areas and mature tree provision exceeds the Acceptable Outcomes of section 3.3 of the R-Codes (Vol. 2). c. Other measures to reduce heat should also be incorporated where appropriate, such as lighter coloured surfaces (with reduced glare), green roofs and walls, shading devices, permeable surfaces, water features, etc.
Required Documentation	a. A Landscape Plan and accompanying information detailing: <ol style="list-style-type: none"> landscaping elements which are provided in addition to the requirements of Element 10; how each of the landscaping elements assists in mitigating urban heat island effects; and how the landscaping elements will be managed to ensure the mitigation measures are maintained for the life of the development. b. A report documenting the alternative measures (i.e. materials and colours): <ol style="list-style-type: none"> other elements which are provided in addition to the requirements of Elements 9 & 11; how each of the other elements assists in mitigating urban heat island effects; and how the other elements will be managed to ensure the mitigation measures are maintained for the life of the development. 		

3.3 Element 22

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
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	<p>To enhance the landscape quality and character of the streets to strengthen the local character and identity of the area, through well considered design which includes active land uses, design elements, landscaping, street furniture, and other appropriate elements. The high-quality active street frontages, furniture and landscaping delivered must exceed the Desired Outcomes of any development in the M10 and M15 zones.</p> <p>Site specific design considerations and streetscape/public realm upgrades and enhancements shall be guided by the Canning Bridge Masterplan (Oct 2016). Special consideration must be given to appropriate design measures to achieve a safe, high amenity pedestrian environment along Canning Highway.</p>		
Acceptable Outcomes	<ul style="list-style-type: none"> a. Refer to Desired Outcomes and Requirements of Elements 1, 2, 4, 10 & 17. b. Development adjacent to street edges shall ensure that adequate access is provided for pedestrian traffic. Alfresco dining shall provide unimpeded through access under awnings/colonnades to protect pedestrians from the elements. c. Active land uses, including, but not limited to: <ul style="list-style-type: none"> i. Restaurant/café ii. Small bar iii. Hotel lobby iv. Shop v. Fast food outlet vi. Retail d. Active design elements, such as: <ul style="list-style-type: none"> i. Alfresco seating/dining (0-10 seats) ii. Extensive glazing iii. Clear entrances iv. Window displays v. Architectural features/design interest vi. Mixture of colours and materials e. Landscaping, such as: <ul style="list-style-type: none"> i. Street trees planting ii. Shrub/vegetation planting iii. Paving iv. Bollards 	<ul style="list-style-type: none"> a. Active design elements, such as: <ul style="list-style-type: none"> i. Alfresco seating/dining (10-20 seats) adjacent restaurant/café tenancies ii. Increased building setbacks to: <ul style="list-style-type: none"> o Accommodate increased seating areas o Optimise seating beneath awnings o Provide landscaping and screening for customer safety iii. Verge widening and landscaping, with potential for additional seating and informal shade structures (i.e. umbrellas) iv. Maintain adequate pedestrian flow and ensure pedestrian safety and amenity b. Public piazzas/plazas, which are: <ul style="list-style-type: none"> i. 200-400m² in area ii. Landscaped and publicly accessible iii. Provide space for meeting places, relaxation and public gatherings iv. Visually attractive, easily accessible, and a safe and comfortable environment v. Incorporate activities around their perimeters such as active land uses, alfresco dining, doorways, windows and balconies to promote an inviting vibrant and safe place 	<ul style="list-style-type: none"> a. Active design elements, such as: <ul style="list-style-type: none"> i. Alfresco seating/dining (20+ seats) ii. Tier 2 Acceptable Outcomes a. ii – iv apply. b. Public piazzas/plazas, which are: <ul style="list-style-type: none"> i. 400m²+ in area ii. Tier 2 Acceptable Outcomes b. ii – v apply. c. Street furniture, provided within the public realm/foreshore, such as: <ul style="list-style-type: none"> i. Seating/benches ii. Tables/settings iii. Planters iv. Water features v. Rubbish bins/enclosures vi. Drinking fountains vii. Bike parking racks viii. Bike repair stations d. Other: <ul style="list-style-type: none"> i. Provision of, or monetary contribution towards intergenerational facilities, for use by youth, parent groups, and the aged ii. Aesthetic and functional artworks in the public realm, which may include bespoke furniture and temporary installations (valued at 1% of the total

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
	v. Lighting	c. High quality street furniture, provided within or immediately adjacent the proposed development, such as: <ul style="list-style-type: none"> i. Seating/benches ii. Tables/settings iii. Planters iv. Water features v. Rubbish bins/enclosures vi. Drinking fountains vii. Bike parking racks viii. Bike repair stations d. Other <ul style="list-style-type: none"> i. Increased setbacks to accommodate additional green space/landscaping at the front of the building ii. Playground equipment iii. Aesthetic and functional artworks in the public realm, which may include bespoke furniture and temporary installations (valued at 0.5% of the total cost of development, in addition to the provision of public art under Element 17). iv. Other furniture, landscaping or active design elements demonstrated by the applicant to be of significant benefit to the community and exceeding the minimum requirements of Elements 1, 2, 4, 10 & 17 	cost of development, in addition to the provision of public art under Element 17) <ul style="list-style-type: none"> iii. Other furniture, landscaping or active design elements demonstrated by the applicant to be of significant benefit to the community and exceeding the minimum requirements of Elements 1, 2, 4, 10 & 17
Bonus Height Guide	N/A	5-20%	20-30%
Required Documentation		a. A detailed plan depicting the active design elements, landscaping, street furniture and any other design features incorporated to achieve the requirements of 22.1.1, over and above Tier 1. The plan must include the broader context (including each of the immediately adjoining property frontages), to demonstrate how the upgrades integrate with the adjoining frontages and broader streetscape. b. Comprehensive planning report detailing: <ul style="list-style-type: none"> i. how the outcome delivered exceeds the requirements of Tier 1 (i.e. CBACP Elements 1-20); ii. how the proposal delivers a benefit to the community, either through reference to the City's adopted Community Infrastructure Plan or through demonstration of the strategic, community and/or economic need for the proposed community benefit in the proposed location; and 	

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<div>iii. an overview of the ongoing maintenance requirements, and demonstration that the design features are able to be reasonably managed and maintained by agreement with the owners and/or strata company of the building in perpetuity.</div> <div>c. Where monetary contributions are proposed, a report is required to demonstrate how the value of the proposed works justifies the bonus height being sought.</div>	
E22.1.2 Provision of landscaped spaces and/or other facilities accessible to the public such as rooftop and/or podium level gardens and/or incidental recreation spaces and/or equipment and entertainment facilities such as rooftop cinema.			
Intent	To improve the amenity of the precinct through the provision of additional green space and public facilities within the CBACP. These may be provided on the ground floor (within private land), to complement the existing public realm and/or on rooftops or podium levels. These facilities shall be provided to the benefit of the general community and therefore any access restrictions will impact the ability to achieve the optimal bonus height. Proposals should have regard to the hierarchy of public spaces and facilities already provided/proposed within the precinct, noting the desire to provide a variety of complementary spaces and facilities to contribute to the precinct's unique identity.		
Acceptable Outcomes	<div>a. Refer to Desired Outcomes and Requirements of Elements 2, 4, 10 & 17</div> <div>b. Landscaped spaces and facilities accessible to the public, such as:<div><div>i. Street tree planting</div><div>ii. Small bars/lounge bars</div><div>iii. Casual dining options</div><div>iv. Outdoor dining options</div></div></div>	<div>a. Landscaped spaces and infrastructure, provided on-site and accessible to the public, such as:<div><div>i. Outdoor recreation infrastructure (e.g. playground equipment, gym equipment)</div><div>ii. Community garden/veggie patch</div><div>iii. Spaces for casual and outdoor dining</div><div>iv. Open space/pocket parks (with a preference for such spaces to be provided at the ground level)</div><div>v. Spaces for indoor or outdoor group fitness, yoga, dance for exercise, children's and youth activities</div></div></div> <div>b. Other on-site public facilities, such as:<div><div>i. Rooftop dining</div><div>ii. Rooftop/outdoor cinema</div><div>iii. Opportunities for pop-up events/activation, such as dining experiences, fresh food markets, swap meet markets, local designer and artisan wares markets, food trucks, local/community festivals and other entertainment</div><div>iv. Cultural and arts spaces</div><div>v. Projects/hobby shed</div></div></div>	<div>a. Provision of, or monetary contribution (in proportion to the bonus height awarded as agreed with the City) towards:<div><div>i. More significant areas of open space (larger than 'pocket park' size) which are appropriately located and easily accessible</div><div>ii. Riverfront/foreshore upgrades – including BBQs, picnic areas</div><div>iii. Upgrades to Canning Bridge pedestrian network by way of high-quality landscaping, footpath upgrades, art installations, shelter, lighting etc, to improve pedestrian safety and amenity</div><div>iv. A town square focal point (heart of the precinct) for people to gather, hold public entertainment events</div><div>v. Entry statement for the Canning Bridge precinct to create an improved sense of place/arrival</div><div>vi. Swimming beach/river pool</div></div></div>

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<ul style="list-style-type: none"> c. In relation to a. and b. above, on-site, publicly accessible facilities shall be: <ul style="list-style-type: none"> i. Maintained with unobstructed access to the public during agreed times ii. Where provided at the ground level, private pocket parks shall function as an extension of the public realm with no fencing or other obstructions which create visual or physical separation iii. Where provided above ground level, appropriate signage to be installed to communicate location and hours of operation to the general public iv. Sufficiently illuminated to maintain public safety to encourage activation after dark v. Where appropriate, provided with street furniture, landscaping and planting which address and integrate with the building frontage, and in accordance with the Canning Bridge Masterplan vi. Maintained in perpetuity by the landowner or Strata body vii. Where necessary, protected through an easement or other legal instrument. 	
Bonus Height Guide	N/A	10-20%	20-30%
Required Documentation		<ul style="list-style-type: none"> a. A detailed plan depicting the landscaped spaces and/or other public facilities incorporated to achieve the requirements of 22.1.2, over and above Tier 1. b. Comprehensive planning report detailing: <ul style="list-style-type: none"> i. how the outcome delivered exceeds the requirements of Tier 1 (i.e. CBACP Elements 1-20); ii. how the proposal delivers a benefit to the community, either through reference to the City's adopted Community Infrastructure Plan or through demonstration of the strategic, community and/or economic need for the proposed community benefit in the proposed location; iii. an overview of the ongoing maintenance requirements, and demonstration that the design features are able to be reasonably managed and maintained by agreement with the owners and/or strata company of the building in perpetuity; and iv. where public spaces and/or facilities are proposed on the podium or upper levels, information shall be provided on how the spaces will remain publicly accessible whilst maintaining the safety and security of the building's residents. 	

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		c. Where monetary contributions are proposed, a report is required to demonstrate how the value of the proposed works justifies the bonus height being sought.	
E22.1.3 Provision of public facilities such as toilets, showers and sheltered bike storage.			
Intent	To provide a high level of amenity for users which are conveniently located and equitably distributed throughout the Canning Bridge precinct. Public facilities may include public toilets, rest rooms, parents’ rooms, community meeting rooms, end of trip facilities, playgrounds, parks, public transport facilities, libraries, etc.		
Acceptable Outcomes	<div>a. Refer to Desired Outcomes and Requirements of Elements 11 & 18</div> <div>b. All non-residential development shall provide end of trip facilities, including bicycle parking, showers and change rooms with lockers and towel drying racks</div> <div>c. Toilets for non-residential development in accordance with the National Construction Code of Australia</div>	<div>a. Toilets:<div><div>i. Provision of a minimum of 3 public toilets (1 x male; 1 x female; 1 x ACROD) per building, in addition to what is required for any non-residential land uses within the development</div><div>ii. Located internal/within development – must be accessible from the ground floor (either on the ground floor or via a public lift to the basement/other level)</div><div>iii. Include changing facilities for parents with infants</div></div></div> <div>b. Showers:<div><div>i. Provision of a minimum of 4 public showers (2 x male; 2 x female) per building, in addition to what is required for any non-residential land uses within the development</div><div>ii. Located internal/within development – must be accessible from the ground floor (either on the ground floor or via a public lift to the basement/other level)</div></div></div> <div>c. Bike storage:<div><div>i. Provision of 10-20 public bicycle racks per building, in addition to what is required for any non-residential land uses within the development</div><div>ii. Bicycle racks may be provided internal/within development, or externally/on-street where they are able to be sheltered</div></div></div>	<div>a. A monetary contribution, to be agreed with the City, is made towards off-site public amenities, such as:<div><div>i. Public toilets, showers, bike storage, change facilities</div><div>ii. Playgrounds and parks</div><div>iii. Outdoor gym equipment</div><div>iv. Public library</div><div>v. Upgrades to public transport facilities</div></div></div>

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<ul style="list-style-type: none"> iii. At least 50% of the spaces must be provided internal/within the development d. Public toilets, showers and bike storage provided on-site shall be: <ul style="list-style-type: none"> i. Available for public use seven days a week ii. Provided with clearly visible signage identifying the restroom entrance and the times the facility is available for public use iii. Maintained in perpetuity by the landowner or Strata body e. Preferred locations for public toilets, showers and bike storage include: <ul style="list-style-type: none"> i. Canning Highway ii. The Esplanade iii. Canning Beach Road iv. Kintail Road v. Destinations likely to attract large numbers of visitors, such as community or cultural facilities vi. Any other street demonstrated to be a key pedestrian pathway f. Other public facilities, such as: <ul style="list-style-type: none"> i. Improvements to bus stop shelters ii. Playground equipment iii. Outdoor gym equipment iv. Drinking fountains v. Bicycle repair stations vi. Security/CCTV 	
Bonus Height Guide	N/A	5-10%	10-20%
Required Documentation		<p>Except where a monetary contribution is provided –</p> <ul style="list-style-type: none"> a. A detailed plan depicting the public facilities incorporated to achieve the requirements of 22.1.3. b. Comprehensive planning report detailing: <ul style="list-style-type: none"> i. how the outcome delivered exceeds the requirements of Tier 1 (i.e. CBACP Elements 1-20); ii. how the proposal delivers a benefit to the community, either through reference to the City's adopted Community Infrastructure Plan or through demonstration of the strategic, community and/or economic need for the proposed community benefit in the proposed location; and 	

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<ul style="list-style-type: none"> iii. an overview of the ongoing maintenance requirements, and demonstration that the public facilities are able to be reasonably managed and maintained by agreement with the owners and/or strata company of the building in perpetuity. c. Where monetary contributions are proposed, a report is required to demonstrate how the value of the proposed works justifies the bonus height being sought. 	
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	To encourage the provision of a diverse range of dwelling types and sizes which cater for various household types and provide for a broad cross-section of the lower socio-economic sector of the community.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Element 1.	<ul style="list-style-type: none"> a. Provision of 10-20% dwellings as affordable housing within the development. b. Subject to: <ul style="list-style-type: none"> i. A range of dwelling types and sizes shall be provided ii. The affordable dwellings shall be integrated and dispersed throughout the development to achieve a mix of orientations iii. The affordable dwellings shall be externally finished to the same standard, quality, and level of detail as other dwellings within the development iv. The internal finishes may be of a lower specification than other dwellings within the development v. The affordable dwellings shall be sold by the developer to the Department of Housing or relevant not-for-profit organisation at construction cost, at the time of practical completion of the development, with appropriate management arrangements in place c. Consideration will be given to the location of such facilities. Priority locations include: <ul style="list-style-type: none"> i. Along public transport corridors ii. Near the train station iii. Along key cycling routes 	a. Provision of 20% or more dwellings as affordable housing within the development. Tier 2 Acceptable outcomes b. & c. apply.

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
Bonus Height Guide	N/A	20-30%	30-50%
Required Documentation		<ul style="list-style-type: none">a. A schedule outlining the number of affordable dwellings provided, and detailing the dwelling type and number, size and tenure of each affordable dwelling.b. A deed of agreement with the Department of Housing or relevant not-for profit organisation are in place to demonstrate suitable arrangements in accordance with the above.c. Development plans/applications must identify those dwellings to be allocated as affordable dwellings.	
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	To provide a high amenity pedestrian experience within the CBACP precinct. To allow pedestrians to walk easily and safely around the Canning Bridge area, by providing a convenient, highly connected network of streets and through-sites linkages to optimise walkability. Linkages should be safe, comfortably surveilled, universally accessible, and contribute to the ease and convenience of pedestrian movement through the Canning Bridge area. Linkages can be in the form of interconnected greenways around buildings, lanes, arcades or covered linkages through buildings.		
Acceptable Outcomes	<ul style="list-style-type: none">a. Refer to Desired Outcomes and Requirements of Elements 6 & 9.b. Development adjacent to street edges shall ensure that adequate access is provided for pedestrian traffic. Alfresco dining shall provide unimpeded through access under awnings/colonnades to protect pedestrians from the elements.	<ul style="list-style-type: none">a. Enhancement of existing pedestrian linkages and network improvements (includes all streetscapes and public realm), such as:<ul style="list-style-type: none">i. Pedestrian crossings in safe and convenient locationsii. Street lightingiii. Footpath/paving upgradesiv. Wayfinding signage on the pavement and infrastructurev. Sheltered walkwaysvi. Interesting and engaging in designvii. Incorporating active usesviii. Provision of mature trees and landscapingb. All upgrades to the existing street network shall be undertaken in accordance with the Canning Bridge Masterplan.c. Priority locations for pedestrian network improvements include:<ul style="list-style-type: none">i. Canning Highwayii. The Esplanadeiii. Canning Beach Roadiv. Kintail Roadv. Sleat Roadvi. Forbes Road	<ul style="list-style-type: none">a. Provision of new linkages, or monetary contribution towards off-site enhancements or new linkages which are:<ul style="list-style-type: none">i. Separately defined, continuous and clearly identifiable from the public realmii. Be open and universally accessible at each end and throughout the length of the linkiii. Maintain a minimum width of 3.5m and be of sufficient heightiv. Be available for public use at all times, or at specified times as agreed with the Cityv. Safe and conveniently locatedvi. Well-litvii. Appropriately pavedviii. Be sheltered – either partially, or fully enclosedix. Interesting and engaging in designx. Incorporate active usesxi. Include mature trees and landscapingb. Priority locations for new pedestrian linkages include:<ul style="list-style-type: none">i. Across Canning Highwayii. Linkages to the foreshore

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
			<div>iii. Demonstrated important/strategic locations other than identified 'Linking Pathways' under CBACP</div> <div>c. Priority locations for monetary contributions to off-site enhancements or new linkages may include:<div><div>i. Canning Bridge</div><div>ii. Foreshore</div><div>iii. Existing POS areas</div></div></div>
Bonus Height Guide	N/A	10-20%	20-30%
Required Documentation		<div>a. A detailed plan depicting the improvements to the existing pedestrian network including path widths, paving, lighting, landscaping, etc.</div> <div>b. For new pedestrian linkages, in addition to the above matters, detail shall be provided on how the location of the new linkage will benefit the community, and how the linkage will be managed and maintained, and remain accessible to the public.</div> <div>c. Where a new pedestrian linkage is provided, a report is required demonstrating the linkage has been designed in accordance with CPTED principles.</div> <div>d. Where monetary contributions are proposed, a report is required to demonstrate how the value of the proposed works justifies the bonus height being sought.</div>	
22.1.6 Provision of view corridors and/or mid-winter sunlight into adjacent properties, particularly where public spaces are provided.			
Intent	<div>To encourage the provision of view corridors to significant locations such as the City and Canning River through the appropriate positioning and separation of towers. Consideration should also be given to:</div> <div><div><div>• sensitively designed, slimmer towers with greater separation between towers where possible; and</div><div>• maximising solar access to adjacent properties and the public realm.</div></div></div>		
Acceptable Outcomes	<div>a. Refer to Desired Outcomes and Requirements of Element 5.</div>	<div>a. View corridors and sunlight to adjacent properties to be considered in the design of buildings, including:<div><div>i. Building orientation</div><div>ii. Topography</div><div>iii. Street setbacks</div><div>iv. Side and rear setbacks</div><div>v. Building separation</div><div>vi. Reduced building bulk at upper levels</div></div></div>	<div>a. Through the measures outlined in Tier 2, important view corridors to priority locations are protected, including:<div><div>i. Views to the river</div><div>ii. Views to the CBD skyline</div></div></div> <div>b. Through the measures outlined in Tier 2, and in addition to the provision of sunlight to adjoining properties, sunlight access to public spaces is prioritised, including:</div>

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		b. Sunlight access to adjoining properties should be prioritised to: i. Habitable rooms (i.e. bedrooms, living/lounge rooms, kitchen/dining areas) ii. Outdoor living areas iii. Solar collectors	i. The river foreshore ii. Public plazas/spaces, either proposed as part of development or identified under the CBACP or Canning Bridge Masterplan iii. Public open space
Bonus Height Guide	N/A	5-15%	15-20%
Required Documentation		a. Plans/elevations detailing the building design aspects which have been incorporated to enhance and maintain views. b. View corridor diagram depicting vista points and view corridor/s being provided. c. Overshadowing diagrams and calculations demonstrating the extent of the shadow cast at midday on 21 June onto any adjoining property, based on: v. A height and setback compliant building envelope; and vi. The proposed building envelope, incorporating the bonus height component. c. Where a Tier 3 bonus is sought, diagrams must clearly demonstrate that overshadowing of public spaces is minimised.	
22.1.7 Provision of community, communal and/or commercial meeting facilities.			
Intent	To encourage the provision of a range of communal, commercial and community facilities which cater to the needs of the current and future Canning Bridge community and visitors. Such facilities may include, but are not limited to, meeting facilities. For the purposes of considering the community benefit delivered by any proposed facilities, the following descriptions of community, communal and commercial facilities shall be taken into consideration: <ul style="list-style-type: none">Community facilities are buildings or places owned or controlled by a public authority or community group which provides for the physical, social, cultural or intellectual development, safety or welfare of the community.Communal facilities are shared amenities which are used or enjoyed by occupants of a development.Commercial meeting facilities may be made available for hire at commercial or not-for-profit rates. To provide clarity, commercial facilities are a category of land use that includes commercial services, offices, retail, eating/drinking establishments, studios, and similar facilities, for which goods and services are offered in exchange for payment. For the purposes of this requirement, only commercial facilities that have been expressly identified as a need by the community are considered appropriate.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Elements 1 & 10. b. Communal (i.e. resident) facilities, such as: i. Gym/exercise studio ii. Pool, spa, sauna iii. Private cinema, library, media room, wine cellar	a. Communal facilities as identified under Tier 1, which are made available for public use. b. Local community facilities which are demonstrated to meet the current or future demands of the community, such as: i. Community cultural/arts/exhibition spaces/galleries	a. Provision of, or a monetary contribution towards regional community facilities, such as: i. Launching ramp for boating ii. Multi-purpose facility e.g. library lounge, meeting rooms, co-working spaces, art exhibition spaces, seniors centre iii. Multi-purpose indoor recreation centre

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
	<div><div>iv.</div>Private indoor/outdoor dining spaces, BBQ, bar, lounge</div> <div><div>v.</div>Meeting rooms</div>	<div><div>ii.</div>Projects/hobby shed</div> <div><div>iii.</div>Club premises</div> <div><div>iv.</div>Creative arts spaces for people enjoy art and for artists to create and teach</div> <div><div>c.</div>Commercial facilities which are demonstrated to meet the current or future demands of the local community, such as:<div><div>v.</div>Child care</div><div><div>vi.</div>Seniors' centre (day care/therapy centres)</div><div><div>vii.</div>Commercial cultural/arts/exhibition spaces/galleries</div><div><div>viii.</div>Spaces to deliver aged services (personal care, nursing, escorts to medical appointments, medication, post-hospital discharge support)</div></div>	<div><div>iv.</div>Rehearsal and performance spaces</div> <div><div>v.</div>Seniors centre</div> <div><div>vi.</div>Youth centre</div> <div><div>vii.</div>Performing arts centre</div>
Bonus Height Guide	N/A	5-20%	20-30%
Required Documentation		<div><div>a.</div>A detailed plan depicting the community, communal and/or commercial facilities incorporated to achieve the requirements of 22.1.7.</div> <div><div>b.</div>Comprehensive planning report detailing:<div><div>i.</div>how the outcome delivered achieves the requirements of Tier 2 or 3 (as applicable);</div><div><div>ii.</div>how the proposal delivers a benefit to the community, either through reference to the City's adopted Community Infrastructure Plan or through demonstration of the strategic, community and/or economic need for the proposed community benefit in the proposed location; and</div><div><div>iii.</div>an overview of the ongoing maintenance and/or management requirements and responsibilities.</div></div> <div><div>c.</div>Where monetary contributions are proposed, a report is required to demonstrate how the value of the proposed works justifies the bonus height being sought.</div>	
22.1.8 The development comprises a hotel.			
Intent	To encourage the Canning Bridge area as a premier tourist, business and commerce destination, through the provision of a diverse range of short-stay accommodation types and other tourist infrastructure and services, which could also be made available to the public.		
Acceptable Outcomes	<div><div>a.</div>Refer to Desired Outcomes and Requirements of Element 1.</div>	<div><div>a.</div>Delivery of a minimum 3 Star hotel and/or serviced apartments with at least 50 rooms.</div> <div><div>b.</div>A 3 Star hotel must deliver a broad range of amenities that exceed above-average accommodation needs. Good quality service,</div>	<div><div>a.</div>Delivery of a 5 Star hotel with at least 50 rooms.</div> <div><div>b.</div>A 5 Star hotel typifies luxury across all areas of operation. Guests will enjoy an extensive range of facilities and comprehensive or highly</div>

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<p>design and physical attributes are typically fit for purpose to match guest expectations.</p> <p>c. Hotel features may include:</p> <ul style="list-style-type: none">i. Short-term accommodationii. Conciergeiii. Housekeeping serviceiv. Room servicev. Laundry servicevi. Communal facilities, which may be available to the public, such as:<ul style="list-style-type: none">o Gym/health clubo Poolo Restaurant/baro Meeting/conference facilities	<p>personalised services. Properties at this level will display excellent design quality and attention to detail.</p> <p>c. Hotel features may include:</p> <ul style="list-style-type: none">i. Short-term accommodationii. Conciergeiii. Housekeeping serviceiv. Room servicev. Laundry servicevi. Communal facilities, which may be available to the public, such as:<ul style="list-style-type: none">o Gym/health clubo Poolo Day spao Restaurant/baro Meeting/conference facilitieso Business centreo Banquet/ball roomo Corporate/VIP/club loungeo Children activities
Bonus Height Guide	N/A	20-30%	30-50%
Required Documentation		<p>a. Comprehensive report which includes details of:</p> <ul style="list-style-type: none">i. how the hotel achieves the Acceptable Outcomes and relevant Star rating outlined above; andii. the hotel facilities proposed to be provided, identifying those which will be accessible to the public. <p>b. Where a hotel use is combined with other residential or non-residential uses, the applicant shall provide operational procedures for separation of uses and avoidance of potential conflicts between all uses and between all the different occupants and patrons.</p>	
22.1.9 The development comprises an aged care facility.			
Intent	To encourage the provision of purpose-built aged care facilities to accommodate the increasing aged demographic in the region. Aged care facilities should provide for residents to downsize and age in place, through the provision of specially designed facilities, including vertical retirement living villages, aged care and nursing homes, with appropriate allied health support services. Strategically located facilities allow for residents to have safe and convenient access to local amenities such as public transport, retail/dining options and open space.		

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
Acceptable Outcomes	Refer to Desired Outcomes and Requirements of Element 1.	<p>Provision of at least 50% of the total number of dwellings as aged care accommodation within the development. This may include retirement living (over-55's), permanent and/or temporary aged care accommodation, as follows:</p> <ul style="list-style-type: none"> a. Independent retirement living for over-55's, designed for aging in place to meet the changing needs of residents over time, and including associated resident facilities and services, such as: <ul style="list-style-type: none"> i. Exercise spaces (gym, yoga/pilates studio, pool) ii. Projects/hobby shed iii. Cinema iv. Private indoor/outdoor dining spaces, bar, lounge v. Concierge service vi. Hairdresser vii. In-home services viii. Consulting suite (remedial massage, physio, other allied health services) b. Aged care/nursing home facilities, with 24-hour care and services for residents with hotel-style services, such as: <ul style="list-style-type: none"> i. Personal care ii. Nursing services iii. Visiting GP and pharmacist iv. Access to specialised therapy and medical services v. Assistance with rehabilitation vi. Pastoral care vii. Respite units viii. Secure dementia services centre ix. Building and ground maintenance x. Furnishings and bedding xi. Meals xii. Laundry, cleaning and waste disposal xiii. Social and recreational activities 	<ul style="list-style-type: none"> a. Provision of dedicated aged care facility (i.e. 100% of the dwellings, excluding ground level uses). b. Tier 2 Acceptable Outcomes a & b apply.

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
Bonus Height Guide	N/A	15-25%	25-50%
Required Documentation		a. Detailed plans depicting the aged care dwellings/rooms provided and any associated services and facilities. b. Comprehensive report which includes details of: i. the number and type of aged care dwellings/rooms provided; ii. the services and facilities provided to support the use, whether any of these will be publicly accessible and how they will be managed; iii. how the development meets the National Construction Code and Australian Standards for aged care; and iv. Livable Housing design elements incorporated into the design of the dwellings/development in accordance with Livable Housing Australia Design Guidelines. c. Where aged care use is combined with other residential or non-residential uses, the applicant shall provide operational procedures for separation of uses and avoidance of potential conflicts between all uses and between all the different occupants and patrons.	
22.1.10 Where the 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. In such a case, the area ceded will be included in the total area calculations for the purpose of Clause 2.2 and 2.3 and/or Clause 21.2 and 21.3.			
Intent	To enable the State's acquisition of the Primary Regional Road reserve in a timely and cost-effective manner, to facilitate the delivery of road upgrades, access and transport initiatives on Canning Highway.		
Acceptable Outcomes	N/A	Refer to Local Planning Policy 1.19 – Community Benefit for Ceding of Road Widening Land.	
Bonus Height Guide	N/A	5-15%	
Required Documentation		a. MRS Clause 42 Certificate confirming the extent of the reservation.	
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. In Q1 and Q2 is only applicable where car parking is capped in total in accordance with Clause 18.3 and 18.4.			
Intent	To encourage the provision of public car parking which meets demand without resulting in the oversupply of parking in the Canning Bridge area. Public parking should typically be provided on-site and integrated into the development to minimise any visual or safety impacts on the existing street network. In some circumstances, on-street parking is preferable, where adequate road reserve width exists and where additional landscaping is incorporated between/along bays. Public parking bays shall be appropriately maintained and managed in accordance with the City's Parking Management Plan.		
Acceptable Outcomes	a. Refer to Desired Outcomes and Requirements of Elements 11 & 18.	Where public car parking bays are ceded to the Local Government, parking management arrangements will be determined by the City.	a. Subject to agreement with the Local Government, long term public car parking,

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
	<p>b. Car parking for non-residential development shall be provided in accordance with Clause 11.4, 18.4, 18.5 & 18.6 of the CBACP.</p>	<p>Where public car parking bays are unbundled from private ownership and are permanently made available to any user of the CBACP by deed or agreement with the Local Government, management arrangements shall be agreed with the City, having regard for the following desirable outcomes:</p> <ul style="list-style-type: none"> a. Long term public car parking to be provided on-site where sites are located: <ul style="list-style-type: none"> i. Along or near Canning Highway ii. Near public transport routes – ‘park n ride’ type facilities iii. Commercial visitor parking near shops, restaurants, etc. b. Short term public car parking to be provided on-site where sites are located: <ul style="list-style-type: none"> i. Along or near Canning Highway for visitors to commercial businesses on Canning Highway c. All public car parking shall be: <ul style="list-style-type: none"> i. Appropriately screened from view to minimise impacts on the streetscape/public realm ii. Provided with appropriate wayfinding signage iii. Should include facilities for alternative vehicle types such as electric cars, scooters, motorcycles, mobility scooters, electric scooters iv. Where long term bays are unbundled from private ownership and are permanently made available for public use, a free-parking period should be provided for users of the facility v. Designed to be adaptable to other uses in the future as required d. Where agreed with the City, public car parking may be provided where located on-street: 	<p>provided on-site, with a minimum three-hour free parking period.</p> <p>b. Monetary contribution towards a dedicated long-term parking facility which allows for formal park and ride for users of the Canning Bridge Station.</p>

	Tier 1 Minimum requirement (No bonus applicable)	Tier 2 Bonus requirement	Tier 3 Extra bonus requirement (Applies to M15 zone only. Does not apply to M15 where adjacent to H8 zone)
		<ul style="list-style-type: none"> i. In embayed parking along the foreshore <ul style="list-style-type: none"> o Canning Beach Road o The Esplanade o Heathcote Reserve o Swan River Rowing Club e. On-street public car parking shall: <ul style="list-style-type: none"> i. Incorporate appropriate street tree planting and landscaping ii. Not result in the removal of existing street trees (street trees must be replaced with a similar species/size where retention is not possible) iii. Be provided in addition to existing street parking 	
Bonus Height Guide	N/A	5-15%	15-25%
Required Documentation		<ul style="list-style-type: none"> a. A plan depicting the car parking bays to be designated for public parking, and demonstrating the design of the access, circulation areas and bays complies with the relevant Australian Standards, and allows for universal access. b. Comprehensive planning report detailing: <ul style="list-style-type: none"> i. overall compliance with the broader car parking requirements under CBACP Elements 11 & 18; ii. how the number and location of the bays delivers a benefit to the community, by responding to a current shortfall or future demand for public parking in the particular location proposed; c. A management plan detailing: <ul style="list-style-type: none"> iii. how the location, design and management of the bays will ensure there are no conflicts with other parking areas within the development, or the broader road network; iv. an overview of the ongoing management and maintenance requirements; and v. where bays are not ceded to the Local Government, arrangements shall be made to ensure the bays remain accessible to the public in perpetuity, such as a public access easement. 	