




**Lot 503 - Berthold Street, Orelia**

# Detail Area Plan

July 2015



Commissioned by:



**Urbanism**  
PO Box 1804  
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## DETAIL AREA PLAN PROVISIONS:

### General:

1. This Detail Area Plan has been prepared under Clause 6.17 of the City of Kwinana Town Planning Scheme No. 2 to clarify statutory provisions for commercial, institutional and residential uses.
2. The provisions of the City of Kwinana's Town Planning Scheme no. 2, the Kwinana Town Centre Master Plan and Design Guidelines and the Residential Design Codes (R-Codes) apply, unless varied by this DAP.
3. Where there is conflict between the Kwinana Town Centre Master Plan and Design Guidelines, the Residential Design Codes (R-Codes) and this DAP, the provisions under this DAP prevail to the extent of any inconsistency.
4. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Kwinana, subject to the objectives of this DAP.

### Land Use Classification:


5. The following table indicates the land use permissibility for the "Development" zone. Any use not listed in the table is a use not permitted under the Scheme and includes, but is not limited to, Drive-In Takeaway Food Shop, Motor Repair Station, Petrol Filling Station, Service Station and Vehicle Sales.:

Permitted Use (P)	Use not permitted unless Council granted approval (AA)	Use not permitted unless Council granted approval after giving notice (SA)
<ul style="list-style-type: none"> <li>• Amenity Building</li> <li>• Child Care Centre</li> <li>• Civic Building</li> <li>• Educational Establishment</li> <li>• Grouped Dwelling</li> <li>• Laundry</li> <li>• Medical Clinic</li> <li>• Multiple Dwellings</li> <li>• Museum</li> <li>• Office &amp; Professional Office</li> <li>• Public Assembly (Place of Worship)</li> <li>• Public Utility</li> <li>• Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Aged and/ or Dependent Persons Accommodation &amp; Dwelling</li> <li>• Commercial Hall</li> <li>• Consulting Rooms</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Home Occupation</li> <li>• Licensed Restaurant</li> <li>• Motel</li> <li>• Non-residential Health Centre</li> <li>• Private Hotel</li> <li>• Recreation facility, Private and Public Recreation</li> <li>• Private Utility</li> <li>• Public Amusement</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Dry Cleaning Premises</li> <li>• Holiday Accommodation</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Veterinary Clinic &amp; Veterinary Hospital</li> </ul>
		<p><b>Use to be dependent upon the predominant use of the land (IP)</b></p> <ul style="list-style-type: none"> <li>• Caretakers House/Flat</li> <li>• Car Park</li> <li>• Eating House</li> <li>• Local Shop</li> <li>• Shop</li> </ul>

### Gateway Provisions:

6. A 40m radius from the northeastern corner of the site defines the "Gateway" locality to serve as an entry statement into the Kwinana Town Centre.
7. The following uses will not be permitted within the Gateway locality:
  - Home Occupation
  - Laundry
  - Licensed Restaurant
  - Local Shop
  - Private & Public Recreation
  - Public Amusement
  - Shop
8. Building height may be increased to four (4) storeys to establish address to this gateway corner.

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

  
Delegated Authority  
City of Kwinana

12/09  
City Ref.

08/07/2015  
Approval Date

19/10/2030  
Expiry Date



### LEGEND:

- Detail Area Plan Boundary
- Development Zone Land Use Classification
- No Vehicular Access Permitted
- Maximum Setback from Gilmore Avenue (10m)
- Noise Attenuation required (40m from Gilmore Avenue)
- Visual Surveillance from Built Form
- Building Address and Orientation to Boundary
- Pedestrian Connections to Gilmore Avenue

0m 20m 50m  
Scale (A3) 1 : 1,500

### Setbacks:

9. The setbacks for non-residential development on all boundaries are 0m.
10. A maximum setback of 10m applies along Gilmore Avenue street boundary.
11. Residential development to adhere to setback requirements under the R-Codes (R80).

### Height:

12. A minimum height of two (2) storeys applies across the site with a maximum height of up to three (3) storeys.
13. Height may be increased to four (4) storeys within the "Gateway" locality.

### Site Coverage:

14. A 100% site coverage may be permitted, provided that the development suitably addresses access, car parking, circulation, servicing and loading.

### Plot Ratio:

15. A maximum plot ratio of 2.0 applies to any development over the Site.
16. Should the site or any subdivided portion thereof be used purely for residential purposes, not in a mixed-use development, a Plot Ratio of 1.0 shall apply to that residential portion.

### Density:

17. A maximum density of R80.
18. A minimum density code of R40 applies to any Group Housing development.

### Parking:

19. Car parking will be provided on-site in accordance with TPS 2. Residential parking standards under the R-Codes apply.
20. No permanent long term parking is to be provided within the 10m setback from Gilmore Avenue and any parking in this area may only be used for purposes of stopping and drop-off.
21. Dedicated bicycle parking for residential development will be provided in accordance with the R-Codes, whereas one (1) dedicated bicycle parking will be provided per 500m<sup>2</sup> of NLA for any non-residential use.

### Visual Surveillance:

22. Building facades are to include windows and balconies to achieve visual surveillance to Gilmore Avenue and the education precinct.

### Public Open Space:

23. POS required for the development will be permitted as cash in lieu.

### Landscaping:

24. Landscaping should be developed and maintained in accordance with the Kwinana Town Centre Master Plan and Design Guidelines.

### Service areas:

25. Service Areas are to be appropriately contained on site and screened from view of public streets or right of way streets.

### Noise Amelioration:

26. Any development within 40m of Gilmore Avenue road requires a noise assessment to determine the impact of road noise on the proposed end use and define measures to accommodate noise suppression and screening to achieve acceptable noise attenuation.

### Developer Contributions:

27. The developer will pay the City of Kwinana a levy per residential unit for the ongoing costs of managing mosquitos and midges in the City of Kwinana.



## DETAIL AREA PLAN

Lot 503, located at 2 Berthold Street, Orelia

# INTRODUCTION

## Site Definition

The Site is defined as Lot 503 on DP 66459, located at 2 Berthold Street in Orelia. It measures 13,635m<sup>2</sup> in extent and enjoys street frontage onto Gilmore Avenue, Berthold Street and Handford Place.

## Purpose

The site is zoned 'Development' under the City of Kwinana Town Planning Scheme No 2 (TPS 2) and falls within the 'Educational Precinct' of the Kwinana Town Centre Master Plan and Design Guidelines.

The Kwinana Town Centre Master Plan and Design Guidelines acknowledges the site as being in excess of the educational requirements within the Educational Precinct. It promotes alternative uses to include commercial, institutional and residential, but does not offer any clarity on alternative land use controls.

1. This Detail Area Plan has been prepared under Clause 6.17 of the City of Kwinana Town Planning Scheme No 2 (TPS 2) to clarify statutory provisions for potential commercial, institutional and residential uses.

## Statutory Relationships

2. The provisions of the City of Kwinana's Town Planning Scheme no 2, the Kwinana Town Centre Master Plan and Design Guidelines and the Residential Design Codes (R-Codes) apply, unless varied by this Detail Area Plan.

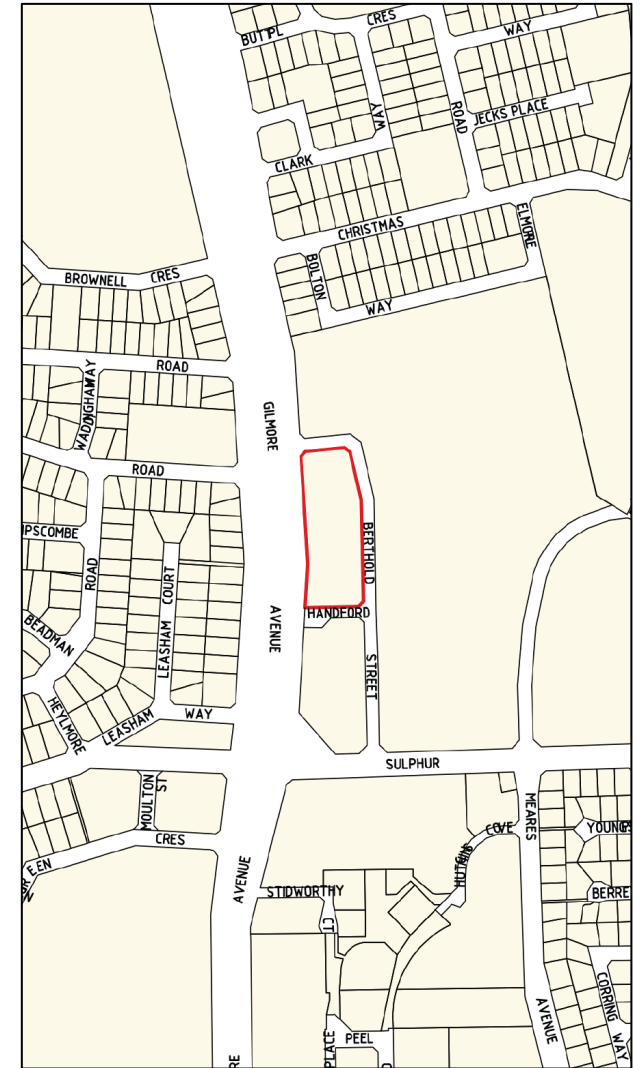
- 3. Where there is conflict between these statutory documents and this DAP, the provisions under this DAP prevail to the extent of any inconsistency.
- 4. Minor variations to the requirements of the R-Codes and this Detail Area Plan may be approved by the City of Kwinana, subject to the objectives of this Detail Area Plan.

## Objectives

The objectives of the Detail Area Plan is to clarify commercial and mixed-use development opportunities as viable development options to:

- ✦ *Achieve a mix of predominantly commercial, institutional/ community uses to complement and support the regional function of the Kwinana Town Centre;*
- ✦ *Introduce high-density residential options within a safe environment with ready access to public transport; and*
- ✦ *Promote a high standard of urban design and architectural form for this gateway site and deliver built form outcomes that visually connects with surrounding streets.*

The statutory controls of this Detail Area Plan include land use provisions, development intensity and bulk and its connection to the surrounding land uses. This plan also addresses building articulation and orientation to achieve a high quality built form.



## DEVELOPMENT CONTROL CRITERIA

The site is located at the northern perimeter of the Kwinana Town Centre and does not functionally link to the town centre activities. It also does not have a strong relationship with the residential functions of Medina or Orelia. The uses for this site could therefore be flexible in terms of activities that support both the town centre and residential nature of the area, without “leaking” core city centre activities from the town centre. The site also presents a unique opportunity in that the use is unlikely to impact on the amenity of any lower intensity land uses.

Its strategic location, as a gateway site to the Town Centre, requires development of architectural merit to reflect the contemporary architecture of the surrounding town centre developments. This is likely to have the biggest influence on the development of the site in terms of the design outcome and the end uses.

The sloping nature of the site also offers opportunity for sub-basement parking from Berthold Street in a more cost efficient manner. This may require additional development potential to offset the cost associated with basement parking. The controls in the Detail Area Plan are defined in a flexible manner to allow more development bulk over the site.

### Land Use Classification:

The Kwinana Town Centre Master Plan and Design Guidelines indicates preference for alternative uses to the educational function of this precinct.

This Detail Area Plan provides clarity of these alternative uses, by incorporating commercial content for this “Development” zone.

5. The following table indicates the land use permissibility for this “Development” zone:

Permitted Use (P)	Use not permitted unless Council granted approval (AA)	Use not permitted unless Council granted approval after giving notice (SA)
<ul style="list-style-type: none"> <li>• Amenity Building</li> <li>• Child Care Centre</li> <li>• Civic Building</li> <li>• Educational Establishment</li> <li>• Grouped Dwelling</li> <li>• Laundry</li> <li>• Medical Clinic</li> <li>• Multiple Dwellings</li> <li>• Museum</li> <li>• Office &amp; Professional Office</li> <li>• Public Assembly (Place of Worship)</li> <li>• Public Utility</li> <li>• Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Aged and/ or Dependent Persons Accommodation &amp; Dwelling</li> <li>• Commercial Hall</li> <li>• Consulting Rooms</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Home Occupation</li> <li>• Licensed Restaurant</li> <li>• Motel</li> <li>• Non-residential Health Centre</li> <li>• Private Hotel</li> <li>• Recreation facility, Private and Public Recreation</li> <li>• Private Utility</li> <li>• Public Amusement</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Dry Cleaning Premises</li> <li>• Holiday Accommodation</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Veterinary Clinic</li> <li>• Veterinary Hospital</li> </ul>
		<p><b>Use will not be approved unless Council is satisfied that the proposed use will be dependent upon the predominant use of the land (IP)</b></p> <ul style="list-style-type: none"> <li>• Caretakers House/Flat</li> <li>• Car Park</li> <li>• Eating House</li> <li>• Local Shop</li> <li>• Shop</li> </ul>

Any use not listed in the above table is a use not permitted under the Scheme and includes, but is not limited to, Drive-In Takeaway Food Shop, Motor Repair Station, Petrol Filling Station, Service Station and Vehicle Sales.

### Gateway Provisions:

The Site is a gateway location to the Kwinana Town Centre and development should present as an entry into this business area. Built form of contemporary architectural merit should be pursued with buildings being orientated to define the corner of Gilmore Avenue and Berthold Street and establish a gateway location for the Kwinana Town Centre.

6. A 40m radius from the northeastern corner of the site defines the "Gateway" locality to serve as an entry statement into the Kwinana Town Centre.
7. The following uses will not be permitted within the gateway Locality:
  - Home Occupation
  - Laundry
  - Licensed Restaurant
  - Local Shop
  - Private & Public Recreation
  - Public Amusement
  - Shop
8. Building height may be increased to four (4) storeys to establish address to this gateway corner.

### Setbacks:

This Detail Area Plan promotes development to address the surrounding streets and relaxes all street setbacks for non-residential uses to 0m. Building address to Gilmore Avenue is critical for the site to present as an entry statement and a maximum setback of 10m applies along this street for any development.

Setbacks for residential development will be in accordance with the Residential Design Codes (R-Codes).

9. For all non-residential development, the building setback from all boundaries is 0m.
10. A maximum setback of 10m applies along Gilmore Avenue boundary.
11. Residential development to adhere to the setback requirements under the R-Codes (R80)

### Height:

The site slopes away from Glenmore Avenue and a minimum height of two storeys will be applied to ensure that the built form presents itself to this street.

The Town Centre is characterised by relatively low-rise buildings and a maximum height of three storeys applies to this site to avoid dominance over the core of the centre.

12. A minimum height of 2 storeys applies across the site with a maximum height of up to 3 storeys.
13. Height may be increased to four (4) storeys within the "Gateway" locality.

### Site Coverage:

The Site is located within the boundaries of the Kwinana Town Centre and a 100% site coverage will be permitted, provided that the statutory provisions and built form outcomes under this Detail Area Plan are also achieved.

14. A 100% site coverage may be permitted, provided that the development suitably addresses access, car parking, circulation, servicing and loading.

### Plot Ratio:

This DAP promotes built form address to Gilmore Avenue through minimum heights and 100% site coverage. A plot ratio of 2.0 will be applied in a flexible approach to achieve the built form outcomes, except for residential development not part of a mixed-use development form, which will be limited to a plot ratio of 1.0.

15. The maximum plot ratio of 2.0 applies to any development over the Site.
16. Should the Site or any subdivided portion thereof be used purely for residential purposes, not in a mixed-use development, a Plot Ratio of 1.0 shall apply to that residential portion.

### Density:

Residential content for this site should seek to offer alternative housing options in the form of higher density residential development, preferably in mixed-use arrangements. This Detail Area Plan therefore applies a Gross Residential Density of up to 80 units/ha (R80 Residential Coding). Group Housing development is not the preferred residential form and a minimum density will be applied for this use to improve land use efficiency.

17. A maximum density of R80.
18. A minimum density code of R40 applies to any Group Housing development.

### Parking:

All car parking will be provided in accordance with the design standards contained under the town planning scheme (TPS 2), whereas the parking standards under the R-Codes apply for residential uses.

In addition to car parking, the development will provide dedicated resident and visitor bicycle parking for residential development in accordance with the R-Codes. Bicycle parking for residents shall be secure. Dedicated bicycle parking for non-residential development should be provided at a ratio of 1 bicycle parking per 500m<sup>2</sup> of NLA. The provision of end user facilities will promote more sustainable transport options.

19. Car parking will be provided on-site in accordance with the Design Standards contained under TPS 2. Residential parking standards under the R-Codes apply.

20. No permanent long term parking is to be provided within the 10m setback from Gilmore Avenue and any parking in this area may only be used for purposes of stopping and drop-off.

21. Dedicated bicycle parking for residential development will be provided in accordance with the R-Codes, whereas one (1) dedicated bicycle parking will be provided per 500m<sup>2</sup> of NLA for any non-residential use.

### Visual Surveillance:

The site links the educational facilities and Gilmore Avenue and development should be pivotal in achieving neighbourhood safety. Buildings will be

designed to offer surveillance of the surrounding public streets by designing for permeability through the use of windows to habitable rooms and balconies.

22. Buildings are to achieve visual surveillance to Gilmore Avenue and the education precinct by orientating balconies, terraces, windows to living areas/ commercially active spaces to the streets.

### Public Open Space

There are substantial park reservations in the direct vicinity of the site and the City of Kwinana indicated that a cash-in-lieu contribution for the provision of open space under the town planning scheme will offer a suitable alternative to the actual provision of the open space.

23. POS required for the development will be permitted as cash in lieu.

### Landscaping:

The site announces the Kwinana Town Centre and should visibly blend into the surrounding streetscape, offering high quality finishes to all landscape treatments within the development.

24. Landscaping should be developed and maintained in accordance with the Kwinana Town Centre Master Plan and Design Guidelines.

### Service areas

Gilmore Avenue is the main entry to the Kwinana Town Centre and development should present a positive image for the town centre. Loading and service areas should therefore be avoided on this road and screened from any other public road.

25. Service Areas are to be appropriately contained on site and screened from view of public streets or right of way streets.

### Noise Amelioration

State Planning Policy 5.4 requires the proponent of any development within 40 meters of Gilmore Avenue to carry out a noise assessment to determine the impact of road noise on future uses. The design of any development within 40m of Gilmore Avenue road will accommodate noise suppression and screening to achieve acceptable noise attenuation. The construction of a noise wall along Gilmore Avenue is not the preferred solution and alternative measures to reduce noise impacts should be considered in building design and specifications.

26. Any development within 40m of Gilmore Avenue road requires a noise assessment to determine the impact of road noise on the proposed end use and define measures to accommodate noise suppression and screening to achieve acceptable noise attenuation.

### Developer Contributions;

The Site is located within 5km of a mosquito breeding area. A proponent for any development over the site will be required to prepare a Mosquito Management Plan to the satisfaction of the City of Kwinana.

27. The developer will pay the City of Kwinana a levy per residential unit for the ongoing costs of managing mosquitos and midges in the City of Kwinana.

## OTHER DESIGN CONSIDERATIONS

The Residential Design Codes and the Kwinana Town Centre Master Plan and Design Guidelines offer several design considerations to establish appropriate site planning, built form and architectural outcomes.

The site has unique properties and additional design considerations are required to facilitate development that would compliment the functions and land uses within the Kwinana Town Centre.

### Built Form

The Site presents an 180m frontage to both Gilmore Avenue and Berthold Street. Although the Design Guidelines promote good street address, the built form should not present a continuous facade to the street. This will be achieved through building articulation, as required under the following built form controls, to include building separation and control of blank facades:

- Expanses of unarticulated blank walls/ facades will not be accepted. Building façades should be broken up in maximum 10 metre facades, with distinct design elements to provide variation and interest in built form.
- Building facades may not exceed a length of 50m to any public street and all buildings should be broken up into separate buildings and facades.
- Building separation will be applied to residential development to ensure that the residential amenity is protected. Any building facing a residential

building will be spaced at a minimum of 12m from the residential façade, if that residential façade contains any windows (balconies may be provided within this building separation zone).

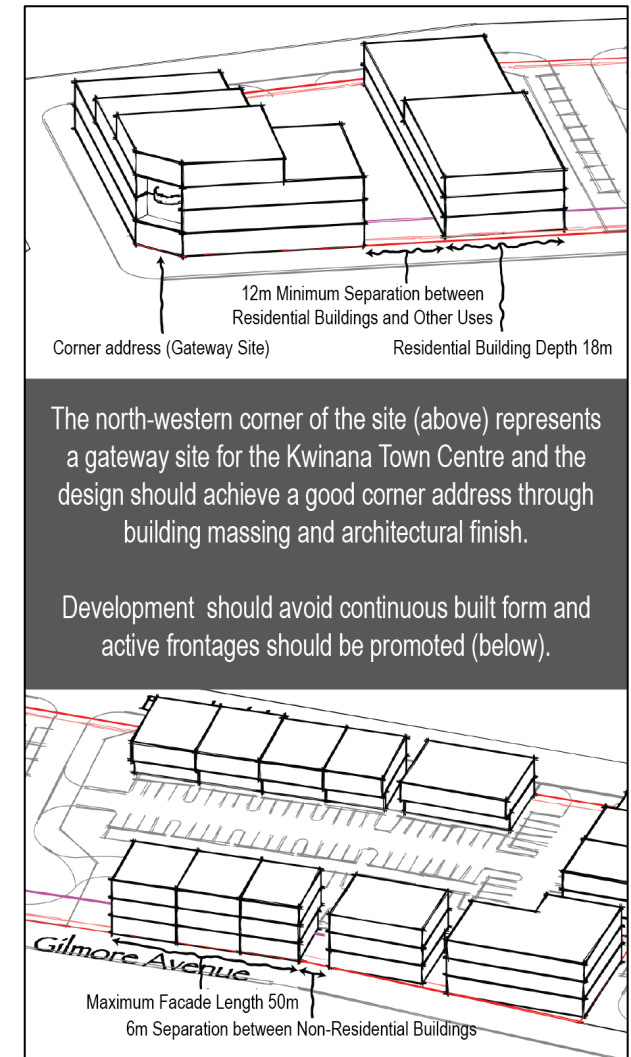
- Building separation will also apply to non-residential uses and all non-residential buildings will be separated by 6m to allow for landscaping and pedestrian movements between buildings.
- This Detail Area Plan promotes building address to Gilmore Avenue. The finished floor level of the ground floor to any development addressing the Gilmore Avenue frontage, may not be lower than the existing Natural Ground Level along the Gilmore Avenue street boundary.

### Access and Parking

Although parking will be provided in accordance with the standards contained in the Town Planning Scheme and the Residential Design Codes, concessions for car parking may apply for residential uses, due to the proximity of public transport.

The number of vehicle crossovers to each development shall be minimised and the location of crossovers should have regard to building entrances, street spaces and pedestrians/ cyclist movements.

The overall site development may therefore consider consolidating parking areas, thus reducing the number of access points into the site.



### Building Services

Although the site will not enjoy direct vehicular access from Gilmore Road, its address should be easily identifiable from this road. Street numbering and, where applicable, building names must be placed in a visible position from the street and near the entrance along the street address to the development.

The main vehicular and pedestrian access will be from Berthold Street and Handford Place. Mailboxes should be located adjacent to the major entrance, ensuring they are secure and large enough to accommodate large articles such as newspapers; and integrated into a wall where possible.

Building services such as mechanical ventilation, lift shafts, satellite dishes, telecommunication antennae and any ancillary structures should be concealed from the street frontage so that they do not become a skyline feature at the top of any building.

### Landscape Treatments

The site is surrounded by contemporary designs within the Educational Precinct. Development on the site should visibly blend into the streetscape and all landscape design elements and streetscape treatments should conform to the guidelines contained in the Kwinana Town Centre Master Plan. These finishes must be applied to all soft and hard landscaping areas, including street furniture.

### Boundary Fencing

The intent is to limit fencing along the entire boundary of the site and alternative boundary and landscaping treatments are preferred along property boundaries. Fencing for residential development should be visually permeable along all street boundaries and comply with the provisions of the R-Codes.

Fencing should also be effectively applied to address land use conflicts, i.e. separate residential development from commercial development, where these uses are adjacent to each other on a horizontal plain.

Fencing design and construction must be of the highest quality and no razor wire or other wire fencing materials will be permitted.

### Lighting

Lighting should be designed into the development to accentuate building design elements, especially corner elements, as well as landscape features. Lighting should also ensure that all public and private spaces, including parking areas, are well lit. Light should spill onto Gilmore Avenue to provide safely lit pedestrian paths along all streets whilst not significantly impacting on nearby residential properties.



Service infrastructure (above) located on roofs (antennae, communication structures, air conditioning units, satellite dishes, etc.) should be hidden behind parapet walls and roof structures.

Location of communication structures and the like (below) should be avoided on the external façade of buildings.



## Safety and Vandalism

The Educational Precinct is devoid of active frontages particularly from Berthold Street, as it does not contain any activity. The design of the future end use should incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines'.

The development of the site must contribute to activation of all streets. This could be achieved through implementation of the following measures:

- Reduce blank facades and activate the building interface by orientating balconies, terraces, windows to living areas/ commercially active spaces to the street.
- Design prominent and well-lit entry points to all buildings.
- Garages for multiple dwellings should not directly face onto public roads and should be designed into the development.
- Reduce the amount of solid fencing
- Avoid blind corners in pathways, stairways, hallways and car parks.
- Avoid landscaping that obstructs view of public areas and create blind spots/ corners.
- Apply lighting to improve passive surveillance of private and public spaces.