PROVIDENCE

(BOLLARD BULRUSH SOUTH)
LOCAL DEVELOPMENT PLAN

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DECEMBER 2024

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PROVIDENCE (BOLLARD BULRUSH SOUTH)

LOCAL DEVELOPMENT PLAN

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2263Rep146R
December 2024

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 is an amendment to an existing approved LDP and is valid for the period specified in this approval.

.....	DA10357.2	18 Dec 2024
Delegated Authority City of Kwinana	City Ref.	Amendment Date
		19 Oct 2025
		Expiry Date

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LEGEND

- Residential R20 (refer section 1.4 and local structure plan)
- Residential R30 or R50 (>13m frontage) (refer section 1.3 and local structure plan)
- Residential R30 or R50 (= <13m frontage) (refer section 1.2 and local structure plan)
- Residential R50 (WAPC 164618) (refer section 1.5 and local structure plan)
- Residential R50 (Laneway lots) (refer section 1.1 and local structure plan)
- Restricted vehicular access
- 6 metre minimum setback
- Garage Access Easement
- 1 metre minimum garage setback
- Mandatory garage nil setback
- Designated garage location
- * Lots subject to quiet house design - as identified in approved Local Structure Plan and Herring Storer Road Traffic Noise Managment Plan, dated December 2021 (refer section 2.2)
- ▲ Lots subject to AS3959 (Bush Fire Construction Standards) - as identified in approved Local Structure Plan (refer section 2.1)
- ○ Lots subject to laneway surveillance requirements (refer section 1.1)

2263-147J-01 (10.12.2024), not to scale

LOCAL DEVELOPMENT PLAN

Providence (Bollard Bulrush South)

I) PREAMBLE

This Local Development Plan (LDP) is prepared pursuant to the "Detailed Area Plan" provisions of Clause 6.17 of the City of Kwinana Town Planning Scheme 2, conditon 19 of WAPC subdivision approval 146744 dated 18 January 2013, conditon 23 of WAPC subdivision approval 160045 dated 24 March 2021 and condition 7 of WAPC subdivision approval 164618 dated 5 June 2024.

Unless otherwise stated in this LDP, all development shall be in accordance with the City's Scheme, the Residential Design Codes of WA, and the Wellard Residential (Bollard Bulrush South) Local Structure Plan.

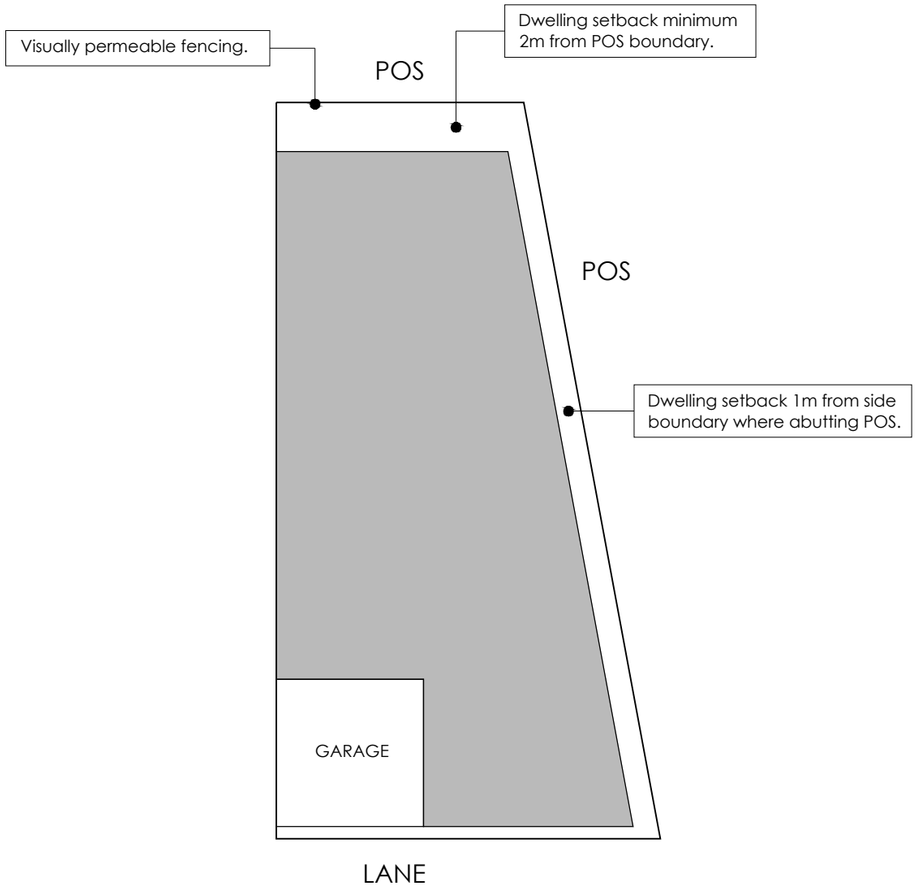
The requirement to consult with adjoining or other landowners to vary the Residential Design Codes in accordance with the Local Development Plan (LDP) is not required except where variations to the provisions of the LDP are sought. Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the LDP (including lots with a land area less than 260 square metres) except where varitions to the provisions of the LDP are sought.

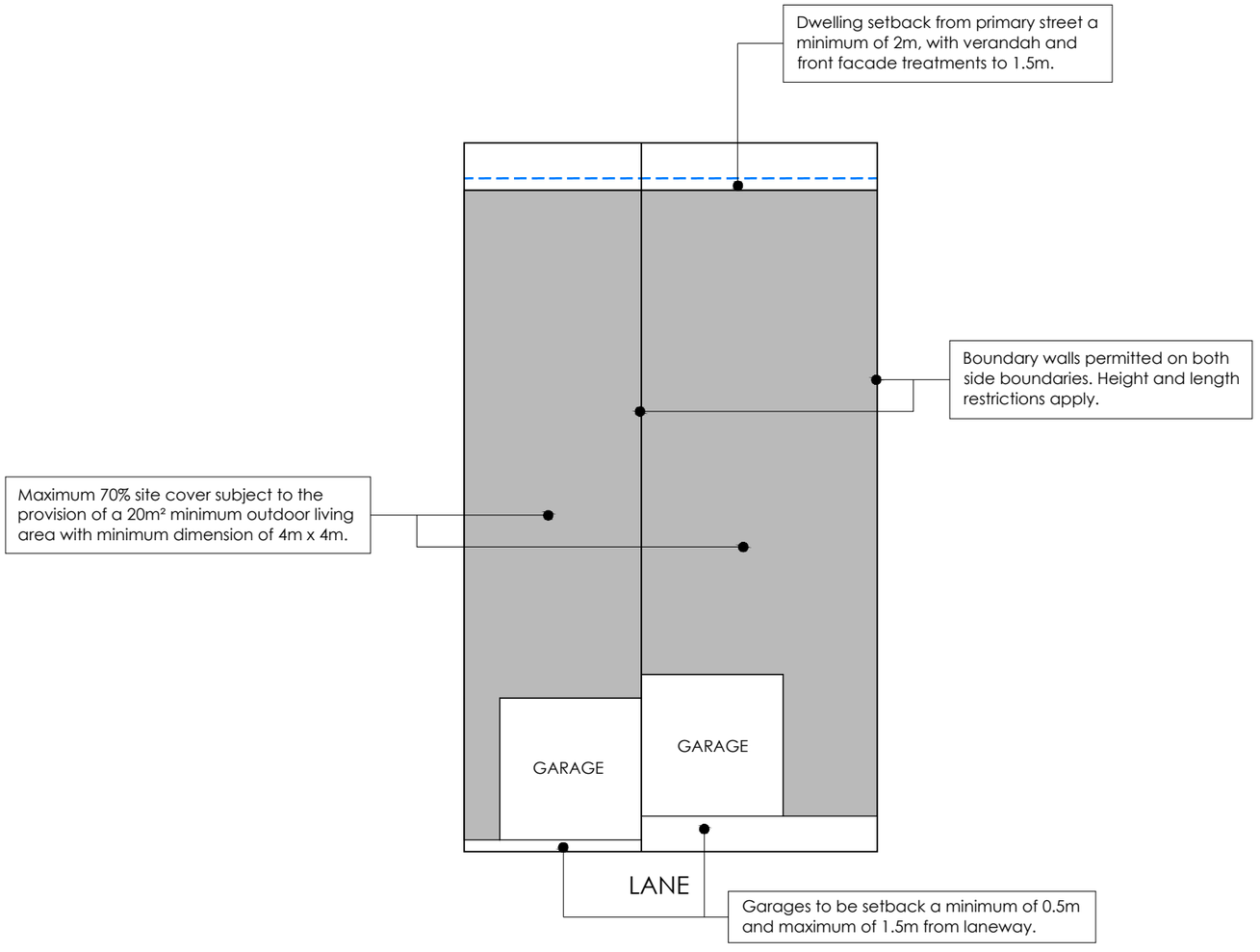
II) OPERATION OF THE LOCAL DEVELOPMENT PLAN

This Local Development Plan is separated into two Parts.

1. The Part One standards represent additional requirements and variations to the Residential Design Codes in order to facilitate better design outcomes, greater land use efficiencies, and to ensure appropriate residential streetscapes. These standards constitute Deemed-to-Comply requirements pursuant to the Codes. These controls apply to:
    - all R50 coded laneway lots;
    - all R30 and R50 coded lots with frontage less than or equal to 13 metres;
    - all R30 and R50 coded lots with frontage greater than 13 metres;
    - all R50 coded lots subject to WAPC 164618; and
    - all R20 coded lots.
2. Part Two responds directly to the requirements of the approved Local Structure Plan, condition 19 of WAPC approval 146744, condition 25 of WAPC approval 160045 and introduces additional development control provisions for:
    a) Lots that are deemed to be in bushfire prone areas (as per the Bush Fire Management Plan endorsed as a detail of the Local Structure Plan); and
    b) Lots that are deemed to be affected by traffic noise (as per the Acoustic Assessment endorsed as part of the Local Structure Plan and condition 23 of WAPC approval 160045).

Where the criteria outlined in Part One of this LDP cannot be satisfied, the planning application shall be assessed in accordance with the applicable Performance Criteria of the Residential Design Codes.





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SETBACK REQUIREMENTS FOR LANEWAY ACCESS LOTS

Providence (Bollard Bulrush South)

PART ONE – STANDARD PROVISIONS

1.1 Provisions applicable to Laneway Access Lots (R50)

The following provisions constitute Deemed-to-Comply provisions pursuant to the Codes and development standards under the City of Kwinana Town Planning Scheme No. 2 for all laneway lots. All other Deemed-to-Comply provisions of the R-Codes and Local Structure Plan apply.

TABLE 1.1	ACCEPTABLE DEVELOPMENT PROVISIONS	
	RELEVANT R-CODE CLAUSE	**VARIATION / ADDITIONAL REQUIREMENT**
Public Open Space Interface (applicable where lots adjoin POS)	Additional Requirement 2.5 C2.5.1 & C2.5.2 3.3 C3.3.1 3.4 C3.4.4	All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space. All lots shall have visually permeable fencing to the public open space boundary. Boundary walls are not permitted abutting a public open space boundary. Buildings on public open space lots shall be setback a minimum of 2m from the public open space boundary, except for side boundaries abutting Public Open Space where the setback is 1m. All clothes drying areas, hot water systems and sheds shall not be located between the dwelling and the public open space boundary, except where screened from view or integrated into the dwelling design.
Setbacks	3.3 C3.3.1 - C3.3.4	Buildings shall be setback from the primary street as follows: • Minimum Setback – 2m dwelling and 1.5m for verandah or front facade treatment. • Maximum Setback – 4m Note: the front setback averaging provision of the R-Codes does not apply. Buildings shall be setback a minimum of 1 metre from the secondary street. Garages are to be setback a minimum of 0.5m and a maximum of 1.5m from the laneway boundary.
Boundary Walls	3.4 C3.4.4	Boundary walls up to both side boundaries where located behind the minimum front setback, within the following limits: <u>Single Storey</u> <u>Two Storey & Above</u> - Maximum height - 3.5m - Maximum height – 6.5m - Maximum length – No limit - Maximum length – Up to 12m in length Garages on laneway lots are permitted to have a nil setback to either side boundary in addition to the boundary wall of dwelling, excluding a secondary street boundary (subject to compliance with vehicular access restrictions).
Site Cover / Open Space	3.1 C3.1.1 (5.1 C5.1.1)	Minimum open space of 30% (site cover 70%) subject to the provision of an Primary Garden Area with: a) With a minimum primary garden area of 20m²; b) Located adjoining the northernmost or easternmost side boundary; and c) In accordance with all other deemed to comply requirements in the R-Codes for Private Open Space.
Ancillary Dwellings	2.8 C2.8.1	Ancillary Dwellings do not require an additional car parking bay on site. An Ancillary Dwelling is permitted on all laneway lots, including those less than 450m².
Surveillance of H laneways	Additional Requirement	Where indicated on the LDP Plan by the symbol O, dwellings shall provide one or more of the following: • An Ancillary Dwelling, or habitable space located above the garage, with adequate window(s) that overlook the central leg of the H laneway; • A second storey window to a habitable room within the dwelling that can overlook the laneway; or • Visually permeable fencing for a portion of the boundary adjacent to the laneway, allowing for surveillance of the laneway from a habitable room.
Building Design	Additional Requirement	Dwellings shall provide the following: • A principle pedestrian access (front door) that faces the primary street and is a dominant feature of the facade; and • At least one of the following architectural features: - gable/gablet - portico (recessed or projecting) - verandah with minimum depth of 1.5m - feature wall
Utilities and Facilities	2.1 C2.1.9	All dwellings shall include a store room with a minimum area of 4m² constructed under the main roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage in accordance with the R-Codes. Storage area shall have a minimum dimension of 1m where incorporated into a garage, and 1.5m dimension elsehwere.
Solar Access for Adjoining Sites	3.9 C3.9.1 - C3.9.3	Overshadowing provisions of the R-Codes do not apply.

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1.2 Provisions applicable to lots with no lane access and frontage less than or equal to 13 metres (R30 & R50)

The following provisions constitute Deemed-to-Comply provisions pursuant to the R-Codes and development standards under the City of Kwinana Town Planning Scheme No. 2 for all lots with no lane access, frontages less than or equal to 13m. All other Deemed-to-Comply provisions of the R-Codes and Local Structure Plan apply.

TABLE 1.2	ACCEPTABLE DEVELOPMENT PROVISIONS	
	RELEVANT R-CODE CLAUSE	**VARIATION / ADDITIONAL REQUIREMENT**
Setbacks	Part B 5.1.2 C2.1 - C2.4 Part C 3.3 C3.3.1 - C3.3.4 3.6 C3.6.5	Buildings setback from the primary street as follows: • Minimum Setback – 2m. Note: the front setback averaging provision of the R-Codes does not apply. Buildings to be setback minimum of 1m from the secondary street. Garages may be setback to a minimum of 3.5m, provided the garage is not forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed 3m setback line. Where garages exceed 50% of the lot frontage they shall be setback at least 1m behind the dwelling alignment.
Building Design	Additional Requirement	Dwellings shall provide the following: • A principle pedestrian access (front door) that faces the primary street and is a dominant feature of the facade; and • At least one of the following architectural features: - gable/gablet - portico (recessed or projecting) - verandah with minimum depth of 1.5m - feature wall
Boundary Walls	Part C 3.4 C3.4.4	Boundary walls behind the primary street setback, are permitted up to two lot boundaries within the following limits: Single Storey • Maximum height - 3.5m • Maximum length - No limit Two Storey • Maximum height - 6m • Maximum length - 12m
Site Cover / Open Space	Part B 5.1.4 C4	Minimum open space of 30% (site cover 70%) subject to the provision of an Outdoor Living Area: a) With a minimum outdoor living area of 30m²; b) Located adjoining the northernmost or easternmost side boundary; and c) In accordance with all other deemed to comply requirements in the R-Codes for Outdoor Living Area.
	Part C 3.1 C3.1.1 (5.1 C5.1.1)	Minimum open space of 30% (site cover 70%) subject to the provision of a Primary Garden Area: a) With a minimum primary garden area of 20m2; b) Located adjoining the northernmost or easternmost side boundary; and c) In accordance with all other deemed to comply requirements in the R-Codes for Private Open Space.
Utilities and Facilities	Part B 5.4.5 Part C 2.1 C2.1.9	All dwellings shall include a store room with a minimum area of 4m² and a minimum dimension of 1.5m constructed under the main roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage in accordance with the R-Codes. Storage area shall have a minimum dimension of 1m where incorporated into a garage, and 1.5m dimension elsewhere.
Solar Access for Adjoining Sites	Part B 5.4.2 C2.1 Part C 3.9 C3.9.1-C3.9.3	Overshadowing provisions of the R-Codes do not apply.

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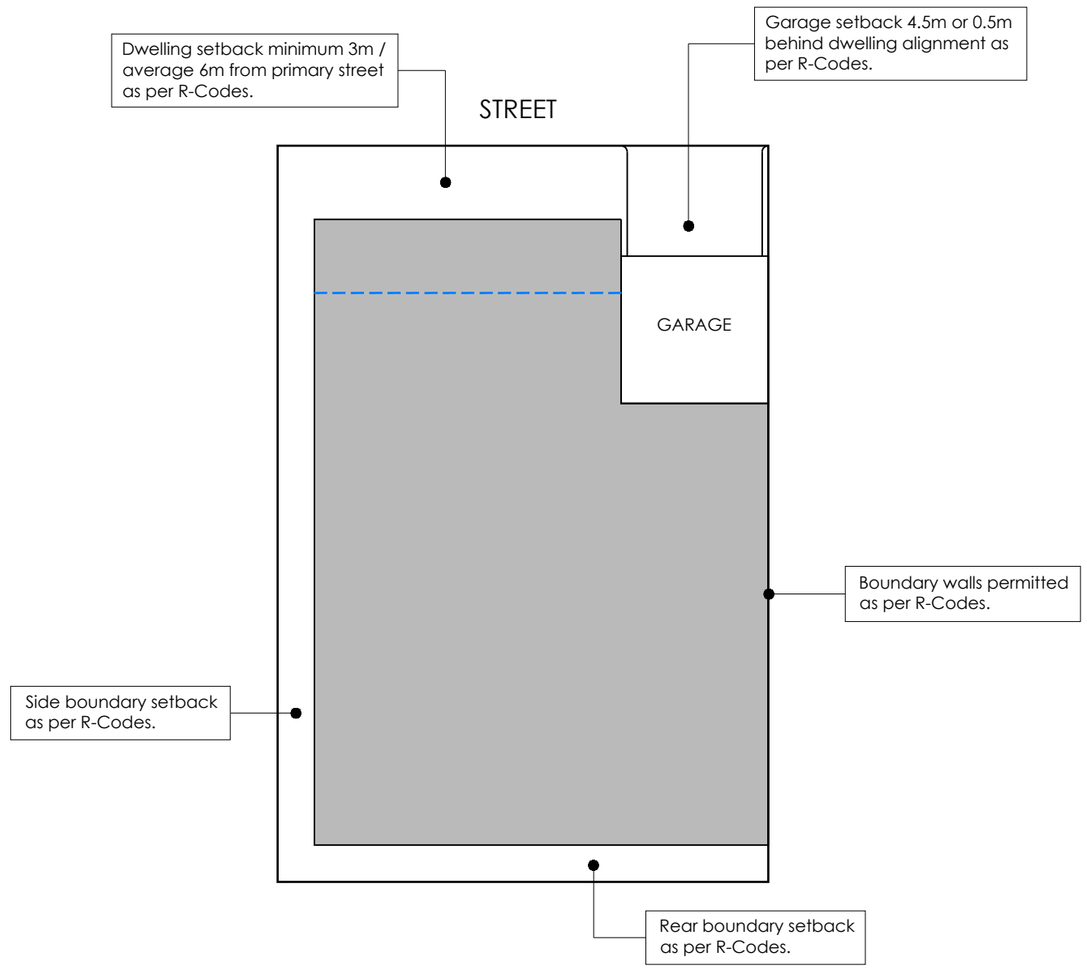
1.3 Provisions applicable to lots with no lane access and frontage greater than 13 metres (R30 & R50)

The following provisions constitute Deemed-to-Comply provisions pursuant to the R-Codes and development standards under the City of Kwinana Town Planning Scheme No. 2 for all lots with no lane access and frontage greater than 13m. All other Deemed-to-Comply provisions of the R-Codes and Local Structure Plan apply.

TABLE 1.3	ACCEPTABLE DEVELOPMENT PROVISIONS	
	RELEVANT R-CODE CLAUSE	**VARIATION / ADDITIONAL REQUIREMENT**
Setbacks	Part B 5.1.2 C2.1 - C2.4 Part C 3.3 C3.3.1 & C3.3.3 3.6 C3.6.5	Buildings setback from the primary street as follows: • Minimum Setback - 2m. Note: the front setback averaging provision of the R-Codes does not apply. Buildings set back 1m from the secondary street. Garages may be setback to a minimum of 3.5m, provided the garage is not forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed 3m setback line.
Building Design	Additional Requirement	Dwellings shall provide the following: • A principle pedestrian access (front door) that faces the primary street and is a dominant feature of the facade; and • At least one of the following architectural features: - gable/gablet - portico (recessed or projecting) - verandah with minimum depth of 1.5m - feature wall
Site Cover / Open Space	Part B 5.1.4 C4 Part C 3.1 C3.1.1 (5.1 C5.1.1)	Minimum open space of 35% (site cover 65%) subject to the provision of an Outdoor Living Area / Primary Garden Area: a) With a minimum outdoor living area/primary garden area of 30m²; b) Located adjoining the northernmost or easternmost side boundary; and c) In accordance with all other deemed to comply requirements in the R-Codes for Outdoor Living Area/Private Open Space.
Utilities and Facilities	Part B 5.4.5 Part C 2.1 C2.1.9	All dwellings shall include a store room with a minimum area of 4m² and a minimum dimension of 1.5m constructed under the main roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage in accordance with the R-Codes. Storage area shall have a minimum dimension of 1m where incorporated into a garage, and 1.5m dimension elsewhere.



SETBACK REQUIREMENTS FOR LOTS CODED R20

Providence (Bollard Bulrush South)

1.4 Provisions applicable to lots coded R20

The following provisions constitute Deemed-to-Comply provisions pursuant to the Codes and development standards under the City of Kwinana Town Planning Scheme No. 2 for all lots coded R20. All other Deemed-to-Comply provisions of the R-Codes and Local Structure Plan apply.

TABLE 1.4	ACCEPTABLE DEVELOPMENT PROVISIONS	
	RELEVANT R-CODE CLAUSE	**VARIATION / ADDITIONAL REQUIREMENT**
Building Design	Additional Requirement	Dwellings shall provide the following: • A principle pedestrian access (front door) that faces the primary street and is a dominant feature of the facade; and • At least one of the following architectural features: - gable/gablet - portico (recessed or projecting) - verandah with minimum depth of 1.5m - feature wall • Roof materials of dwellings and outdoor buildings shall be coloured in a dark recessive colour that is not visually prominent in respect to the local landscape. Colours shall generally be consistent with the following colours, which comprise of muted green-grey and blue-grey shades: - PG1 - H6 - PG1 - G6 - PG1 - F6 - PG1 - E6 - PG1 - E7 - PG1 - D7 - PG1 - B6 - PG1 - B7 Note: refer to Dulux Colour Specifier for further guidance.
Site Cover / Open Space	5.1.4 C4	Minimum open space of 40% (site cover 60%) subject to the provision of an Outdoor Living Area: a) With a minimum outdoor living area of 35m²; b) Located adjoining the northernmost or easternmost side boundary; and c) In accordance with all other requirements in the R-Codes.

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1.5 Provisions applicable to R50 Lots (WAPC 164618)

The following provisions constitute Deemed-to-Comply provisions pursuant to the R-Codes and development standards under the City of Kwinana Town Planning Scheme No. 2 and are applicable to the R50 coded lots (lots 630-645) approved under WAPC approval 164618. All other Deemed-to-Comply provisions of the R-Codes and Local Structure Plan apply.

TABLE 1.5	ACCEPTABLE DEVELOPMENT PROVISIONS	
	RELEVANT R-CODE CLAUSE	**VARIATION / ADDITIONAL REQUIREMENT**
Setbacks	3.3 C3.3.1 - C3.3.4 3.6 C3.6.5	Buildings setback from the primary street as follows: • Minimum Setback – 2m. Note: the front setback averaging provision of the R-Codes does not apply. Buildings to be setback minimum of 1m from the secondary street. Garages may be setback to a minimum of 3.5m, provided the garage is not forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed 3m setback line. Where garages exceed 50% of the lot frontage they shall be setback at least 1m behind the dwelling alignment.
Building Design	Additional Requirement	Dwellings shall provide the following: • A principle pedestrian access (front door) that faces the primary street and is a dominant feature of the facade; and • At least one of the following architectural features: - gable/gablet - portco (recessed or projecting) - verandah with minimum depth of 1.5m - feature wall
Boundary Walls	3.4 C3.4.4	Boundary walls behind the primary street setback, are permitted up to two lot boundaries within the following limits: <u>Single Storey</u> • Maximum height - 3.5m • Maximum length - No limit <u>Two Storey</u> • Maximum height - 6m • Maximum length - 12m
Site Cover/ Open Space	3.1 C3.1.1 (5.1 C5.1.1)	Minimum open space of 30% (site cover 70%) subject to the provision of a Primary Garden Area: a) With a minimum outdoor living area/primary garden area of 20m²; b) Permitted within the street setback area for lots 633 and 634; and c) In accordance with all other deemed to comply requirements in the R-Codes for Private Open Space.
Access	3.7 C3.7.1	Vehicular access to onsite car parking spaces may be provided where identified on the LDP.
Utilities and Facilities	2.1 C2.1.9	All dwellings shall include a store room with a minimum area of 4m² and a minimum dimension of 1.5m constructed under the main roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage in accordance with the R-Codes. Storage area shall have a minimum dimension of 1m where incorporated into a garage, and 1.5m dimension elsewhere.
Solar Access for Adjoining Sites	3.9 C3.9.1-C3.9.3	Overshadowing provisions of the R-Codes do not apply.

CLE TOWN PLANNING + DESIGN

LEGEND

- ▲ Lots subject to AS3959 (Bush Fire Construction Standards) - as identified in approved Local Structure Plan (refer section 2.1)
- 6 metre minimum setback

BUSH FIRE PRONE AREAS

Providence (Bollard Bulrush South)

2263-147F-07 (25.07.2024), not to scale

PART TWO - ADDITIONAL PROVISIONS

2.1 Provisions applicable to dwellings in bush fire prone areas

In addition to the provisions of Part One, dwellings shown on the 'Bush Fire Prone Areas' Plan (opposite) as being subject to A53959 are to satisfy the requirements of table 2.1.

TABLE 2.1	DWELLINGS IN BUSHFIRE PRONE AREAS
	REQUIREMENT
Setbacks	Dwellings to be set back a minimum of 6m from the primary street where indicated on the Plan. The setback requirement may be reduced where it can be demonstrated that the 6m setback is no longer required due to either: a) an increased BAL construction standard for the dwelling; or b) a reduced fuel load within the adjacent fire hazard as certified by a suitably qualified bush fire consultant.
Construction Standards	Dwellings as indicated on the Plan to be constructed to satisfy BAL 12.5* construction standard in accordance with AS 3959, unless otherwise certified by a suitably qualified bush fire consultant, to the satisfaction of the City of Kwinana.

* BAL rating is to be confirmed by suitably qualified bush fire consultant following subdivision and prior to construction in accordance with the approved Fire Management Plan.

CLE TOWN PLANNING + DESIGN

LEGEND

* Lots subject to quiet house design - as identified in approved Local Structure Plan and Herring Storer Road Traffic Management Plan, dated December 2021 (refer section 2.2)

QUIET HOUSE DESIGN

Providence (Bollard Bulrush South)

2263-147F-08 (25.07.2024), not to scale

2.2 Provisions applicable to lots subject to Quiet House Design

In addition to the provisions of Part One, dwellings shown on the 'Quiet House Design' Plan (opposite) are to comply with Quiet House Design (package A) requirements, as set out in Table 2.2 below.

TABLE 2.2 ROAD TRAFFIC AND PASSENGER RAIL QUIET HOUSE REQUIREMENTS - PACKAGE A

Orientation to Corridor	ACOUSTIC RATING AND EXAMPLE CONSTRUCTIONS					Mechanical ventilation/ air conditioning considerations
	Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
Facing	**Bedroom and Indoor Living and work areas to Rw + Ctr 45dB** **Stud Frame Walls** > One row of 92mm studs at 60mm centres with: > Resilient steel channels fixed to the outside of the studs; and > 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and > 75mm glass wool (11kg/m3) or 75mm polyester (14kg/m3) insulation, positioned between the studs; and > Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs. **Brick Walls** > Single leaf of 150mm brick masonry with 13mm cement render on each face: **OR** > Double brick: two leaves of 90 mm clay brick masonry with a 20mm cavity between leaves.	**Bedrooms:** > Fully glazed hinged door with certified **Rw+Ctr 28dB** rated door and frame including seals and 6mm glass **Indoor Living and work areas:** > 35mm solid core timber hinged door and frame system certified to **Rw 28dB** including seals: **OR** > Glazed sliding door with 10 mm glass and weather seals	**Bedrooms:** > Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm- 12mm-10mm double insulted glazing **(Rw+Ctr 28 dB)**. Sealed awning or casement windows may use 6 mm glazing instead: **OR** > Up to 60% floor area: as per above but must be sealed awning or casement type windows **(Rw+Ctr 31dB)**. **Indoor Living and work areas** > Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulted glazing **(Rw+Ctr 25dB)**: **OR** > Up to 60% floor area: As per Bedrooms at up to 40% area **(Rw+Ctr28 dB)** : **OR** > Up to 80% floor area: As per Bedrooms at up to 60% area **(Rw+Ctr 31 dB)**.	**To Rw+Ctr 35dB** > Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling	> At least one outdoor living area located on the opposite side of the building from the transport corridor and/ or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum **2 metres** height above ground level	> Acoustically rated openings and ductwork to provide a minimum sound reduction performance of **Rw 40dB** into sensitive spaces > Evaporative systems require attenuated ceiling air vents to allow closed windows > Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements > Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable
Side on	As per "Facing" above, except Rw+Ctr values may be 3dB less, e.g. glazed sliding door with 10 mm glass and weather seals for bedrooms	As above, except Rw+Ctr values may be 3dB less, or max% area increased by 20%				
Opposite	No specific requirements	No specific requirements				

Note: Provisions as per Herring Storer Road Traffic Noise Management Plan dated 10 December 2021.