

RESIDENTIAL FRONTAGES

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1. OBJECTIVE

The objectives of this Policy are to:

1. **Establish** fair, consistent and reasonable development controls to guide the preparation of applications for residential development.
2. **Provide** guidance on generally permissible variations to the Acceptable Development criteria in accordance with the provisions of the Residential Design Codes of Western Australia (the R Codes).
3. **Protect** the amenity of residential streetscapes.
4. Encourage the use of landscaping and screening to offset the visual impact of development that seeks to vary the provisions of this policy.
5. **Encourage** the primary street setback area to be open, enabling a clear view from the street and vice versa.
6. **Recognise** the need to provide weather protection for boats, caravans and vehicles on residential properties.
7. **Recognise** the need for outdoor living areas to access summer breeze paths.
8. **Encourage** energy efficient design and the generation of renewable energy.
9. **Recognise** the need to provide privacy for swimming pools.
10. **Ensure** adequate vehicle sightlines are provided/maintained.

2. PRINCIPLES

This policy applies in the whole of the City of Karratha and forms part of the City of Karratha Town Planning Scheme No. 8 (the Scheme).

- To the extent where this policy is inconsistent with an approved Development Area Plan (DAP), the DAP shall prevail.
- To the extent where this policy is inconsistent with the R Codes, this policy shall prevail.
- Regardless of whether residential development requires planning approval it shall be subject to the provisions of this policy.

2.1 Preparation of Planning Applications – The Role of the Development Services Department

Prior to engaging a consultant, or preparing an application on behalf of a client, it is recommended that you first confirm with Development Services what Council approvals are required and obtain all relevant information.

Whilst Development Services are not in a position to prepare applications including those for planning approval, building licence applications, applications for the registration of a lodging house or applications to construct or install an apparatus for the treatment of sewerage, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met.

Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.

3. DEFINITIONS AND INTERPRETATION OF THIS POLICY

The definitions in the Scheme, including the relevant definitions in the R Codes, are the point of reference for the definition of any planning and development term.

- A non-habitable structure suitable for accommodating a motor vehicle or a boat shall be deemed a garage or boatport for the purposes of implementing this policy.
- A carport or boatport must be unenclosed except to the extent that it abuts a dwelling, residential building or a property boundary on one side or shall be deemed a garage for the purposes of implementing this policy.
- The primary frontage includes any corner truncation for the purposes of implementing this policy.
- For the purposes of this policy the primary street setback area is deemed to be the area between a dwelling or residential building and the primary street.
- Visually permeable is either a surface offering equal or lesser obstruction to view, continuous vertical or horizontal gaps of at least 50 mm width occupying not less than one third of the entire surface, or in the case of gaps less than 50 mm width occupying at least one half of the face in aggregate when viewed from the street.
- A transportable building is a transportable structure defined as “a building or structure which has been prefabricated at another location and transported either whole or in parts to the intended location”. In this policy, the term includes a sea container.
- A single house is an independently constructed dwelling standing on its own lot and may or may not in ancillary accommodation.
- A grouped dwelling is a dwelling which is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate.
- A multiple dwelling is a dwelling in a group of two or more that one where any part of a dwelling is vertically above part of any other.
- A residential building is defined a building or portion of a building, together with rooms and outbuildings separate from such building but not incidental thereto; such building being used or intended, adapted or designed to be used for human habitation: temporary by two or more persons; or permanently by seven or more persons who do not comprise a single family, but does not include a hospital, sanatorium, a prison, a hotel, a motel or a residential school.
- Mixed use development is defined as “buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration.”
- An outbuilding is an enclosed non-habitable structure that is detached from any dwelling.
- A Codes Variation is an application lodged to Planning Services to assess development requiring a building licence that is exempt from town planning approval, but relies on satisfying a Performance Criterion in the R Codes.

3.1 Variations to the Provisions of this Policy

Any proposal to vary these policy provisions shall be submitted in writing with your Building Licence application in accordance with the justification requirements set out in the R Codes. Should the development be exempt from requiring Development Approval and be subject solely to a Building Licence, an application fee for a Codes Variation applies. Application forms for a Codes Variation can be down loaded from the Council's website www.karratha.wa.gov.au or obtained by contacting Development Services.

2.2 What Development Requires Planning Approval?

- All residential development requires planning approval unless exempted by this policy, Commonwealth, or State legislation such as the *Public Works Act 1902*.
- Multiple and grouped dwellings and residential buildings including transient workforce accommodation and works incidental to such development requires planning approval.
- Sea containers.
- Single houses constructed on the site and development incidental to single houses compliant with local planning policies, in addition to unused transportable single dwellings and outbuildings externally clad with new materials are exempt from requiring planning approval.
- Temporary buildings required to for the purposes of carrying out construction on the same lot are exempt provided they are appropriately tied down during the cyclone season are exempt from requiring planning approval.
- Development exempt from planning approval may be subject to a Codes Variation should it not be compliant with local planning policies or the Acceptable Development provisions contained in the R Codes.

4. CONSEQUENCES

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. Elected Members and Employees are reminded of their obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

5. POLICY PROVISIONS

5.1 Scheme Prescribed Development Standards

- Site coverage in the residential zone for single dwellings and outbuildings as per Clause 6.3.4 of the TPS.
- Density of any residential development in the town centre, tourism and mixed business zones shall not exceed R40.

5.2 Appearance of Buildings and Structures

The design and external finishes and materials of buildings and structures are encouraged to harmonise with existing development and the streetscape. Where appropriate the following design practices must be employed:

- The use of external colours compatible with the predominant colours on buildings in the precinct.
- Roof design compatible with the predominant roof form on the site.
- Avoidance of solid featureless walls fronting the street through the use of architectural features such as windows, doors, verandas, eaves, articulation of walls, the use additional external materials and the adoption of a colour schedule.
- Minimising the visual impact of buildings and structures on the streetscape through the use of landscaping and fencing.
- The use of non-reflective materials and finishes including glazing.
- The use of brick pavers or colour treated concrete for driveways and hard standing areas.
- Orienting roof-mounted satellite dishes, solar panels and other external fixtures on elevations that do not face a street frontage.

- The concealment of all pipes, fixtures, fittings and vents servicing any building on the site, other than storm water down pipes.
- Minimising fill, and the use of batters or terracing in lieu of high retaining walls within the street setback area.
- The use of graffiti-resistant finishes for boundary fencing and walls built to the boundary.

5.2.1 Building Setbacks

Dwellings, Residential Buildings, Unenclosed Outdoor Living Areas and Habitable Outbuildings:

- Setbacks from street frontages and property boundaries are to be in accordance with the provisions of the R Codes.
- Eaves projecting greater than 750 mm but not more than 900 mm horizontally from a wall shall be deemed a minor projection.

5.2.2 Garages

- Setbacks from primary street frontages and property boundaries are to be in accordance with the provisions of the R Codes.
- Setbacks from secondary street frontages may be reduced to a nil setback subject to the required visual truncation being maintained at all times.
- Eaves projecting greater than 750 mm but not more than 900 mm horizontally from a wall shall be deemed a minor projection.

5.2.3 Carports and Boatports

- If located at right angles to a primary street frontage subject to a minimum frontage setback of 1.5m and a minimum distance of 5.0m being maintained between the front of the carport and the nearest part of any existing or planned future footpath.
- Areas of incursion being adequately compensated as per Figure 1a of the R Codes.
- If located parallel to a primary street setback at least 1.5m from the property boundary.
- Setbacks from secondary street frontages may be reduced to a nil setback subject to the required visual truncation being maintained at all times.

5.2.4 Outbuildings, Sea Containers and Structures without Permanent Roofing

- Outbuildings, sea containers and ground-mounted satellite dishes are discouraged within the primary street setback area unless it can be clearly demonstrated that no alternative location exists, and that the proposed development will not have an adverse impact on the streetscape.
- Structures without permanent roofing such as shade sails, pergolas, raised decks and swimming pools shall be setback at least 1.5m from any street frontage or property boundaries.

5.2.5 Height of Buildings and Structures

- Dwellings, residential buildings and habitable outbuildings are to accord with the R Codes for a category B building (maximum building height two [2] levels only of habitable floor space and a total overall height of 7.0m for buildings with a concealed roof and 9.0m for buildings with a pitched roof incorporating a maximum 6.0m wall height).
- Garages, carports, boatports, and non-habitable outbuildings shall have a maximum wall height of 2.7m and a total overall height of 4.5m. Where a wall height of greater than 3.6m is proposed the application must be determined at an Ordinary Council Meeting.
- Shade sails shall have a maximum post height of 3.6m.

5.2.6 Site Cover

- In aggregate the floor area of all detached garages, carports, boatports and outbuildings with permanent roofing must not exceed 10% of the lot area, or 120m² (whichever is the lesser).
- Garages, carports, boatports and storerooms attached to a dwelling or residential building shall be deemed to form part of the floor area for the dwelling or residential building.
- For single houses in the residential zone the permanently roofed area of all buildings and structures shall not exceed 60% of the site area.
- As per the R Codes for residential buildings, grouped dwellings, multiple dwellings and mixed use development, or for single dwellings and ancillary accommodation and outbuildings in the urban development zone.

5.3 Driveways

5.3.1 Visual Truncations

- Minimum visual truncations for primary or double (6.0m wide) driveways are to be in accordance with the provisions of the R Codes dimensions 1.5m x 1.5m at the property line.
- Visual truncations are not required for shared driveways or those servicing 'battleaxe' lots when designed to allow vehicles to exit the property in forward gear.
- Where at least two [2] car parking spaces are provided with direct access from a primary driveway visual truncation are not required for secondary (3.0m wide) driveways providing infrequent vehicular access.
- For corner lots, driveways are to be set back at least 6.0m from a corner truncation.

5.3.2 Width and Provision:

- Driveway widths are to be in accordance with the provisions of the R Codes, i.e. single driveways not less than 3.0m or greater than 6.0m wide, not greater than 9.0m in aggregate for any property, or 40% of the effective frontage (whichever is the lesser).
- A vehicular crossover must be provided to service all garages, carports, boatports and undercover parking spaces.
- Notwithstanding the need to provide a visual truncation, driveways are to be setback at least 500 mm from a property boundary.

5.4 Primary Frontage Walls and Fences

5.4.1 Design and Materials

- Masonry construction or masonry piers with permeable fencing panels are preferred.
- Provided posts exposed to the street are of a contrasting colour panel and post fences with a capped fencing panel designed to meet the Council's construction requirements is acceptable.
- Provided the structural fencing supports (posts and rails) are placed on the inside of the fence post and rail fencing with a capped fencing panel designed to meet the Council's construction requirements is acceptable.
- Primary frontage fencing between piers or posts is to be visually permeable above a height of 1.2m unless the wall or fence encloses a swimming pool or a spa, an area that is the sole effective outdoor living area for the property, or directly fronts a primary or district distributor road.
- Maximum Height: 1.8m.

5.4.2 Colour of Materials:

- Colours matching the walls of the dwelling or in an earth or vegetation colour are acceptable.
- Where pier and panel construction is chosen the piers are to match or harmonise with the colour of the walls of the dwelling.
- Fence panels are to match or harmonise either with the walls of the dwelling or be finished in earth or vegetation colours.
- Fence capping is to be finished in an earth or vegetation colour that contrasts with the colour of the fence panel.
- Where post and panel construction is chosen the panels are to match or harmonise with the walls of the dwelling and the posts and the fence capping are to be finished in an earth or vegetation colour that contrasts with the colour of the fence panel.

5.5 Secondary Frontage and Reserve Frontage Walls and Fences

5.5.1 Design and Materials:

- Masonry construction or masonry piers with either permeable or impermeable fence panels are preferred
- Provided posts exposed to the street are of a contrasting colour panel and post fences with a capped fencing panel designed to meet the Council's construction requirements is acceptable.
- Provided the structural fencing supports (posts and rails) are placed on the inside of the fence post and rail fencing with a capped fencing panel designed to meet the Council's construction requirements is acceptable.
- Maximum Height: 1.8m

5.5.2 Colour of Materials:

- Colours matching the walls of the dwelling or in an earth or vegetation colour are acceptable.
- Where pier and panel construction is chosen the piers are to match or harmonise with the colour of the walls of the dwelling.
- Fence panels are to match or harmonise either with the walls of the dwelling or be finished in earth or vegetation colours.
- Fence capping is to be finished in an earth or vegetation colour that contrasts with the colour of the fence panel.
- Where post and panel construction is chosen the panels are to match or harmonise with the walls of the dwelling and the posts and the fence capping are to be finished in an earth or vegetation colour that contrasts with the colour of the fence panel.

5.6 Boundary Walls and Fences

5.6.1 Design and Materials:

- Provided the structural fencing supports (posts and rails) are positioned on the side which will minimise exposure to public view post and rail construction with a capped panel designed to meet the Council's construction requirements is acceptable.
- Maximum Height: 1.8m.

5.6.2 Colour of Materials:

Boundary walls and fences (including where necessary posts and rails) exposed to public view shall be finished in a colour to match the walls of the dwelling or in an earth or vegetation colour to match the colour of any other fencing that is exposed to public view.

6. REFERENCES TO RELATED DOCUMENTS

- Application for Planning Consent Form
- Development Services Fees and Charges Information Sheet BS-0005
- Shire of Roebourne Town Planning Scheme No. 8
- *Residential Design Codes of Western Australia 2008*
- Local Planning Policy DP2 Performance Guarantee
- Local Planning Policy DP3 Satellite Dishes, Wind Turbines and External Fixtures
- Local Planning Policy DP11 Transportable Buildings in Residential Areas

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This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.