

DRAFT - RESIDENTIAL DEVELOPMENT REQUIREMENTS LOCAL PLANNING POLICY

1. Head of Power

This Local Planning Policy has been adopted pursuant to Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 (Deemed Provisions), Clause 4.

2. Applications of this Policy

This policy applies across the City of Karratha to:

- All residential development covered by Residential Design Codes Volume 1 – Part B
- Where a variation to a ‘deemed-to-comply’ provision of the R-Codes Vol. 1 – Part B or this Policy is proposed, a development application will be required.

To the extent of any inconsistency between the Policy and the City of Karratha Local Planning Scheme No. 8 (the Scheme), the Scheme prevails. To the extent of any inconsistency between the Policy and any Structure Plan and/or Local Development Plan (LDP), approved by the Western Australian Planning Commission, the Structure Plan and/or LDP prevails.

3. Definitions

Repurposed Dwelling

means a building or structure not previously used as a dwelling, which has been repurposed for use as a dwelling

Second-hand Dwelling

means a dwelling that has been in a different location and has been dismantled and transported to another location, but does not include a new modular or transportable dwelling.

4. Purpose

The purpose of this Policy is to provide localised guidance, through the modification and replacement of ‘deemed-to-comply’ provisions for residential Single House and Grouped Dwelling development (subject to R-Codes Vol. 1 – Part B), in the City of Karratha with the aim of achieving acceptable built form outcomes.

5. Objectives

This policy aims to:

- a. implement provisions that amend or replace deemed-to-comply provisions as set out in R-Codes Vol. 1 – Part B; and

- b. establish fair, consistent and reasonable development controls to guide the preparation and assessment of applications for single houses, grouped dwellings and ancillary structures; and
- c. protect and enhance the residential amenity of streetscapes and individual properties; and
- d. ensure that Repurposed Dwellings or Second-hand Dwellings do not detract from the amenity, character and established streetscape of a residential area.

6. Policy Provisions

6.1 Variations to the Residential Design Codes Volume 1 – Part B Deemed-to-Comply Criteria

Residential Design Code	Modifications to the Deemed-to-Comply Provisions	
5.1.4 Open Space	Clause 5.1.4, C4 is modified to include the additional deemed-to-comply provision:	
	C4	ii The amount of open space to be provided may be reduced by an additional 10% on top of the value shown in Table 1 of the R Codes provided any proposed roofed area is unenclosed on at least two sides (excludes carports and/or roofed vehicle storage areas).
5.1.6 Building Height	Clause 5.1.6, C6 is modified to include the additional deemed-to-comply provisions:	ii A carport does not exceed a total wall height of 3.5m.
		iii A carport does not exceed a total overall height of 4.5m.
		iv A garage does not exceed a wall height of 3.0m.
5.2.1 Setback of Garages and Carports	Clause 5.2.1, C1.1 is modified to include the additional deemed-to-comply provision:	
	C1.1	iii A garage shall be constructed with materials which match or complement the existing dwelling.
	Clause 5.2.1, 1.2 is replaced with the following deemed-to-comply provision:	
	C1.2	Carports with a street setback of 1.5 metres or greater
5.2.4 Street Walls and Fences	Clause 5.2.4 is modified to include the additional deemed-to-comply provisions:	
	C4.3	Front fences are to be no greater than 1.8 metres in height
	C4.4	Where a swimming pool has been approved and is located within the primary street setback area, fencing over 1.2 metres in height is to comprise of 'permeable' slats with vertical gaps of at least 10mm in height for the length of the proposed front fence.
	C4.5	Gates are not permitted to swing outwards over the road reserve.

Residential Design Code	Modifications to the Deemed-to-Comply Provisions		
5.3.9 Stormwater Management	C9		Clause 5.3.9, C9 is replaced with the following deemed-to-comply provisions:
		i	Stormwater draining from roofs, driveways, communal streets and other impermeable surfaces should be directed to a constructed public road or dedicated road reserve or drain reserve.
		ii	For grouped dwellings, a stormwater management plan shall be required to be submitted.
5.4.3 Outbuildings	C3		Clause 5.4.3, C3 is replaced with the following deemed-to-comply provisions:
		i	When in the form of a shipping container, no more than one outbuilding per dwelling site is permitted and is required to meet the deemed-to-comply standards in part 6.2 of the Policy.
		ii	Is not permitted on a vacant lot.
		iii	Individually or collectively does not exceed 10 percent in aggregate of the site area, whichever is the greater (to a maximum of 90m ²)
		iv	Outbuildings utilising the 10 percent aggregate must meet permitted height and setback.
		v	Do not exceed a wall height of 3.6 metres
		vi	Do not exceed a ridge height of 4.5 metres
		vii	Not located within the primary or secondary street setback area.
	viii	Does not reduce the open space and outdoor living area requirements in Table B of the Residential Design Codes Volume 1.	
5.5.1 Ancillary Dwellings	C1		Clause 5.5.1, C1 is modified to include the additional deemed-to-comply provision:
		viii.	Are not in the form of a repurposed or second-hand dwelling, unless it meets the Minimum Development Standards in part 6.2 of this Policy.
5.5.3 Single Bedroom Dwellings	C3		Clause 5.5.3, C3 is modified to include the additional deemed-to-comply provision:
		vi.	Are not in the form of repurposed or second-hand dwelling, unless it meets the Minimum Development Standards in part 6.2 of the Policy.

6.2 Shipping Containers and Repurposed Dwellings or Second-hand Dwellings

The following Minimum Development Standards apply to development applications for all Shipping Containers, Repurposed Dwellings or Second-hand Dwellings. Where applications seek to vary these requirements, the development shall be assessed against the relevant Design Objectives in 6.2.2 of this policy.

6.2.1 Minimum Development Standards

- a. Shipping containers used for storage purposes shall be located behind the building line of a dwelling that faces the primary street and should be screened from the public realm;
- b. Shipping containers and Repurposed or Second-hand Dwellings are not permitted to be stacked one atop another and shall be single-storey only;
- c. A Repurposed or Second-hand Dwelling in the form of ancillary accommodation shall have a veranda attached to the building that runs for the length of the building with a minimum width of 2.4m;
- d. Any subfloor spaces of Repurposed or Second-hand Dwellings that may be viewed from the public realm shall be screened with a combination of landscaping and/or building materials to complement the building.

6.2.2 Design Objectives and Considerations

- a. The visual appearance of a shipping container, Repurposed or Second-hand Dwelling is to be compatible with the appearance of dwellings and outbuildings in the surrounding residential area;
- b. Should any part of a shipping container, Repurposed or Second-hand Dwelling be visible from the public domain, design features, fencing and landscaping should be used to adequately screen the structure from the public domain;
- c. The City will consider and may impose conditions of development approval concerning aesthetic considerations such as:
 - i. colour of external surfaces;
 - ii. screening of any subfloor spaces exposed to external view;
 - iii. the construction of verandas and balustrades;
 - iv. perimeter and internal fencing and screening devices;
 - v. the design, installation and maintenance of landscaping and reticulation; and
 - vi. the design, installation and maintenance of crossovers and driveways.

7. Related Documents

- City of Karratha Local Planning Scheme No. 8
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Residential Design Codes Volume 1 – Part B

8. Version Management

Responsible Business Unit:	Development Services – Planning
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