

RESIDENTIAL DEVELOPMENT REQUIREMENTS

Document Control Statement – This policy is maintained by Approvals and Compliance. Any printed copy may not be up to date and you are advised to check the electronic copy at on the City website to ensure that you have the current version. Alternatively, you may contact Customer Service on (08) 9186 8555

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy DP-07: Residential Development Requirements.

2. OBJECTIVES

- 1) **To implement** provisions that amend or replace particular deemed-to-comply provisions set out in the Residential Design Codes of Western Australia ('R-Codes').
- 2) **To establish** fair, consistent and reasonable development controls to guide the preparation and assessment of applications for residential development.
- 3) **To protect and enhance** the residential amenity of streetscapes and individual properties.
- 4) **To ensure** that a transportable building does not detract from the amenity, character and established streetscape of a residential area.

3. APPLICATION OF THIS POLICY

This Policy specifies amendments to the deemed-to-comply provisions of State Planning Policy 7.3: Residential Design Codes (Volume 1) to ensure that the City's Local Planning Framework addresses recurring development requirements in residential areas unique to the City and establishes a high standard for residential development.

Where a proponent seeks approval for a design element that does not meet the 'deemed to comply' provisions of the R-Codes, nor the amended 'deemed to comply' provisions under this policy, a development application for an R-Codes variation must be submitted outlining how the proposal meets both the relevant design principles in the R-Codes and also the performance criteria outlined in this policy.

This Policy applies across the City's municipal area and should be read in conjunction with the City of Karratha Local Planning Scheme No.8, State Planning Policy 7.3: Residential Design Codes (Volume 1) and any other relevant local planning policy.

To the extent of any inconsistency between the policy and the Scheme, the Scheme prevails.

4. POLICY PROVISIONS

Refer to Appendix A: Table 1 – Variations to the Deemed-to-Comply Requirements of the Residential Design Codes: Volume 1 and Table 2 – Performance Criteria.

5. REFERENCES TO RELATED DOCUMENTS

- Application for Development Approval Form
- Planning Services Fee Schedule
- City of Karratha Local Planning Scheme No. 8
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- State Planning Policy 7.3: Residential Design Codes

Policy Number:	DP07
Previous Policy Number:	DP11
Resolution Numbers:	12580-Feb 2002, 12738-Sep 2002, 13497-Oct 2004, 14223-Oct 2007, 14262-Nov 2007, 14640-May 2009, 153400-Mar 2016; 153478-Jun 2016; 153571-Sep 2016; 154687-Oct 2020; 154739-Jan 2021
Last Review:	January 2021
Next Review:	January 2026 [Every 5 years]
Responsible Officer:	Manager Approvals and Compliance

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

TABLE 1 - Variations to the Deemed-to-Comply Requirements of the Residential Design Codes: Volume 1

Residential Design Codes Volume 1 – Design Principles		Variation(s) to Deemed-to-Comply Requirements		
5.1.2	Primary Street Setbacks	C2.1	vi.	Pergolas and shade sails setback 1.5m from the primary street boundary when used to cover a swimming pool (or similar).
			vii.	Pergolas and shade sails used to shade a secondary vehicle parking space setback 3m from the primary street boundary.
5.1.4	Open Space	C4		Open Space requirements may be reduced by up to 10% of the value of Table 1 provided any additional proposed roofed area is unenclosed on at least two sides.
5.1.6	Building Height	C6	i.	A carport must not exceed a wall height of 2.73m and a total overall height of 4.5m.
			ii.	A garage must not exceed a wall height of 3m.
5.2.1	Setback of Garages and Carports	C1.2		Carports setback 1.5m from the primary street Where parallel to the street alignment, a wall or fencing in compliance with the R-Codes must be located on the adjacent boundary or landscaping is to be provided between the carport and the boundary.
5.25	Sight Lines	C5		<p>Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <p>i a driveway that intersects a street, right of way or communal street;</p> <p>ii a right of way or communal street that intersects a public street; and</p> <p>iii two streets that intersect;</p> <p>with the exception of permeable fencing and/or gates which provide a clear line of sight with:</p> <ul style="list-style-type: none"> a minimum of a 90mm open gap between vertical members/pickets, vertical members/pickets being a maximum 30mm in width; and a maximum of one post within the truncated area that has a maximum dimension of 100mm.
5.3.9	Stormwater Management	C9		Stormwater draining from roofs, driveways, communal streets and other impermeable surfaces should be directed to a constructed public road or a dedicated road reserve or drainage reserve.

Residential Design Codes Volume 1 – Design Principles		Variation(s) to Deemed-to-Comply Requirements		
5.4.3	Outbuildings	C3	iii.	Do not exceed a wall height of 3.6m.
		<u>C3</u>	<u>iv.</u>	<u>Do not exceed a ridge height of 4.5m.</u>
			vii.	Are not in the form of transportable buildings (e.g. shipping containers/sea containers and dongas).

TABLE 2 - Performance Criteria

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
Clause 67 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ('the Regulations').			
Access (s) (ii)		<ul style="list-style-type: none"> • Unauthorised vehicular access to an outbuilding or similar structure which may impact City infrastructure and Reserves. 	a) Properties in Dampier proposing access to an outbuilding, carport/boat port (or similar) from a drainage reserve to the rear of the property must comply with the City's Rear Access Policy. At the property boundary the access width shall provide for no more than one vehicle width accessing the site.
Crossovers and Driveways (s)(ii)	5.2 – R-Codes 5.3 – Residential Zone	<ul style="list-style-type: none"> • Damage to the City's infrastructure such as kerbing and footpaths resulting from unauthorised or non-compliant vehicular access. • Potential excessive costs associated with construction of a crossover which does not serve as the primary vehicular access to the dwelling. 	a) The location and dimensions of driveways are determined in accordance with the R-Codes. Decisions on development applications can determine the acceptability of crossovers based on safety concerns or traffic impacts to be considered but the standard of construction must be determined in accordance with the <i>Local Government Act 1995</i> and City of Karratha specifications. <u>b) All carports, boatports or similar structures located within the primary street setback and accessible by vehicles should be suitably paved and drained.</u>
Garages & Carports (m) (n)	4.8 – Karratha Objectives (h), (i)	<ul style="list-style-type: none"> • Height of garages and carports may detract from the amenity of the adjoining property, streetscape and the broader residential area due to the building bulk and scale. • Garages encroaching into the primary street setback area and detracting from the 	a) A garage shall be constructed with materials which match or complement the existing dwelling. b) For single level dwellings garage wall heights and roof heights should be commensurate with those of the main dwelling. c) Landscaping may be required to assist in screening a garage or carport where it is deemed to potentially impact on the streetscape and amenity of the surrounding area. d) Carports used to store larger vehicles, including boats and that are of a height and scale that would be prominent in the

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
		streetscape as well as impacting visual surveillance and sightlines objectives.	streetscape are not encouraged and should be located beyond the primary street setback area and where possible behind the building line of the main dwelling. e) Stormwater from carports and garages must not discharge onto adjoining properties.
<u>Sight Lines</u>		<ul style="list-style-type: none"> • <u>Potential conflict between pedestrians and vehicles at vehicle access points</u> 	<p>a) <u>For the purposes of deemed-to-comply variation 5.2.5 C5, appropriate permeable fencing types include:</u></p> <ul style="list-style-type: none"> - <u>garrison fencing;</u> - <u>'pool'/tubular fencing or similar.</u>
Outbuildings (m) (n) (s)(ii)	4.8 – Karratha Objectives (h),(i) 5.2 – R-Codes 5.3 – Residential Zone	<ul style="list-style-type: none"> • Outbuildings which detract from the streetscape, and visual amenity of the public domain. • Outbuildings which detract from the residential amenity of adjoining property owners. • Outbuildings being used for habitation, commercial or industrial purposes • Stormwater run-off from the ridge of outbuildings located near a lot boundary which may result in stormwater being discharged onto adjoining properties. 	<p>a) Outbuildings will not be approved on a vacant residential lot containing no dwelling.</p> <p>b) No stormwater is to be discharged onto adjoining private property. Roof design and appropriate setbacks should be provided to prevent this. Where deemed appropriate, the City may request gutters to be installed to assist in the retention and disposal of stormwater. Gutters are to be wholly contained within the legal property boundaries and some additional width allowed for, to ensure that the overflow of gutters in heavy storm events is to be contained between the property boundary and the edge of the guttering. This is to be shown on any site plan for such a proposal.</p> <p>c) Any proposal for a wall height above that of the deemed to comply provision C3 iv-iii shown in Table 1 above, should meet all other requirements of C3 and are to provide adequate measures to reduce the bulk and scale of the building as it appears to the public domain and/or adjoining properties (some measures could include larger than the 'deemed to comply' setback distances, landscaping/screening, high quality external cladding/materials or a combination of these and/or other methods).</p>

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
Pergolas and Shade Sails (m) and (s)(ii)	4.8 – Karratha Objectives (h), (i) 5.2 – R-Codes 5.3 – Residential Zone	<ul style="list-style-type: none"> The inappropriate use of shade sails in the primary street setback as the primary ‘carport’ for parking of vehicles. Shade sails detracting from the amenity of the streetscape and adjoining properties. 	<p>a) Pergolas / shade sails will not be supported for use as a primary parking area unless it is demonstrated the design makes a beneficial contribution to the streetscape.</p> <p>b) No pergola / shade sail should exceed 3.3m in height. The height of a pergola is measured from the natural ground level beneath the tallest pole.</p> <p>No portion of any pergola/shade sail should extend beyond a lot boundary. Setbacks for pergolas are measured from the outermost pole to the lot boundary.</p>
Stormwater (o) and (u)	5.2 – R-Codes 5.3 – Residential Zone	<ul style="list-style-type: none"> Inadequate provision for management of stormwater quantity and quality. <u>Erosion caused by inadequate protection at discharge points.</u> 	<p>a) Water draining from roofs, driveways, communal streets and other impermeable surfaces should be directed to a constructed public road to which the development site has frontage. Partial retention through the use of rainwater tanks is encouraged.</p> <p>b) Water draining from roofs, driveways, communal streets and other impermeable surfaces should not be directed to sumps and if directed to garden areas, this shall not allow pooling of water following a rainfall event.</p> <p>c) The City will require a Stormwater Management Plan for all grouped and multiple dwelling development, including detail outlining the method of draining water from all open space areas to a constructed public road to which the development site has frontage.</p> <p>d) Where possible, stormwater draining through open space areas dedicated for the sole use of a dwelling should be avoided. Where unavoidable, the Stormwater Management Plan shall specify how the impact of the stormwater drainage will be managed.</p>

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
			e) <u>The City may require rock protection to be installed at stormwater discharge points to prevent scouring and erosion of a road or drainage reserve.</u>
Street Walls and Fences			<p>a) Where a swimming pool is proposed to be located within the primary street setback area, the City's preference is for visually permeable fencing, as per the deemed-to-comply requirements of the R Codes that is designed in accordance with the current building regulations. If solid fencing is proposed in these situations, the City expects that the proportion of solid fencing is minimal and that there is a positive impact on the streetscape. Standard colorbond fencing should be avoided.</p> <p>a)b) <u>Gates are not permitted to swing outwards over the road reserve. Gates must swing in internally towards the property.</u></p>
Ancillary Accommodation, Sea Containers and Transportable Structures (m) (n) (s)(ii)	<p>4.8 – Karratha Objectives (h), (i)</p> <p>5.2 – R-Codes</p> <p>5.3 – Residential Zone</p> <p>5.10 – Transportable Structures</p>	<ul style="list-style-type: none"> Installation of sea containers and dongas in residential areas which detract from residential amenity. <p>Provision of ancillary accommodation where insufficient car parking is provided.</p>	<p>a) The visual appearance of a transportable building is to be compatible with the appearance of dwellings and outbuildings within the majority of residential areas. Dongas are not considered compatible in their standard form.</p> <p>b) Should any part of a donga or shipping container be visible from the public domain, architectural features, fencing and landscaping must be used so that the structure is either screened from the public domain or no longer presents as a donga or shipping container but rather a building commensurate with residential design.</p> <p>c) The City may impose conditions of development approval concerning aesthetic considerations such as:</p> <ul style="list-style-type: none"> - colour of external surfaces - screening of any subfloor spaces exposed to external view - the construction of verandas and balustrades - perimeter and internal fencing and screening devices

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
			<ul style="list-style-type: none"> - the design, installation and maintenance of landscaping and reticulation; and - the design, installation and maintenance of crossovers and driveways. <p>d) Transportable buildings used for storage/outbuildings are not permitted on and will not be approved on a vacant site unless they are for construction purposes as provided for under the <i>Building Act 2011</i>.</p> <p>e) Shipping containers and transportable buildings must be located behind the building line of a dwelling that faces the primary street and provided with screening from view of the public domain.</p> <p>f) If located on a secondary street frontage, transportable buildings in the form of ancillary accommodation should be screened by a boundary fence / wall of 1.8m height, be painted or clad in materials to give the building a clean and tidy appearance or alternatively be set back the same distance as would be required under the R-Codes for single dwellings as if it were a primary frontage in the residential zone and be architecturally designed to address the street frontage.</p> <p>g) Shipping containers and transportable buildings proposed to the rear or side of a dwelling/lot that abuts a drainage reserve, road reserve or reserve for recreation purposes must be screened by a boundary fence/wall of 1.8m height and landscaping, be painted or clad in materials to give the development a clean and tidy appearance and be maintained in good condition at all times.</p> <p>h) Shipping containers and transportable buildings are not permitted to be stacked one atop another and must remain single-storey at all times unless in the form of typical single, grouped or multiple dwelling development and the buildings</p>

Planning Matter	Scheme Provision	Potential Impacts	Performance Criteria
			<p>have been provided with considerable articulation and external modifications.</p> <p>i) A transportable building in the form of ancillary accommodation must have a veranda attached to the building that runs for the length of the building and have a minimum width of 2.4m. Should this proposed building be located to the side or rear of a property that abuts a drainage reserve, road reserve or reserve for recreation purposes the veranda must be facing the reserve.</p>