



Local Planning Policy

SUPPLEMENTARY DEVELOPMENT STANDARDS AND USE CLASSES LPP 02

This policy is adopted as a Local Planning Policy under the provisions of Town Planning Scheme No. 1 1997 (as amended). This policy was adopted on 28 June 2004.

OBJECTIVE

To define development standards for use classes that are not contained in Clause 3.19 – Development Standards Table, or under Clause 3.6 - Uses Not Listed of the City of Kalgoorlie-Boulder Town Planning Scheme No. 1.

DEFINITIONS

Shade Structure: a structure made of material, such as a sail or shade cloth, erected solely for the purpose of providing shade”.

Transportable Structure/Dwelling as per Town Planning Scheme but includes the following structures:

Transportable Dwellings: a new dwelling that is purpose-built for transporting from one site to another site (new dwellings will be assessed under the Residential Design Codes and associated Policies only);

Relocated Dwellings: a ‘second-hand dwelling’, ie. a dwelling that is relocated from one site to another site;

Dongas: a structure with skid mountings, metal sandwich panels and a flat roof design; and

Sea Containers.

Responsible Officer:	Manager Development Services	Version:	4.0
Adopted:	28 June 2004	Last Review:	24 November 2014
Review Period:	2 Years	Next Review:	November 2016
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1.0 BACKGROUND

In accordance with Clause 3.19 (3) of the *City of Kalgoorlie-Boulder Town Planning Scheme No. 1 1997 (as amended)* the development standards defined in this policy are to be used when no development standards are contained in Table 2 Development Standards. In addition to the Supplementary Development Standards this Policy also outlines Special Conditions, which are to be applied in addition to the Development Standards outlined in Table 2, for: Consulting Rooms (Medical); Medical Centres; and Motels. This Policy also outlines Supplementary Development Standards and Special Conditions as per Clause 3.6 of the Scheme for Ancillary Structures and Uses not included in Table 1: Zoning Table, these include: Mixed Use Developments; Satellite Dishes; Shade Structures; and Transportable Structures.

2.0 ADDITIONAL DEVELOPMENT STANDARDS

The below table provides for additional uses which are not in the Scheme. The development standards in the second column apply to the use classes listed in the first column.

USE CLASSES	DEVELOPMENT STANDARDS
Amusement Parlour	Shop
Auto Panel Beating/Spray Painting	Industry – General (Single Occupancy)
Automotive Repairs	Industry – Service / Light (Single Occupancy)
Automotive Wrecking	Industry – General (Single Occupancy)
Betting Agency	Shop
Builders Yard	Industry – General (Single Occupancy)
Caretakers Dwelling	R Codes in all zones except General Industry Zone
Child Care Premises	Child Minding Facility / Kindergarten
Civic Building	Office
Community Health Centre	Medical Centre/Consulting Rooms (Medical)
Community Purpose	Office
Depot	Industry – General (Single Occupancy)
Dry-cleaning Agency	Shop
Dry-cleaning Premises	Industry – Service / Light (Single Occupancy)
Factory Unit Building	Industrial Unit Building (Multiple Occupancy)
Fish Shop	Shop
Fuel Depot	Industry – General (Single Occupancy)
Hire Premises – Industrial	Hire Premises – Non-industrial
Industry – Hazardous	Industry – General (Single Occupancy)
Laundromat	Shop
Liquor Store	Shop
Lunch Bar	Fast Food Premises
Nursery	Industry – Service/Light (Single Occupancy)
Petrol Filling Station	Service Station

USE CLASSES	DEVELOPMENT STANDARDS
Radio and Television Installation	Office
Restricted Premises	Shop
Salvage Yard	Industry – General (Single Occupancy)
Solid Fuel Depot	Industry – General (Single Occupancy)
Transport Depot	Industry – General (Single Occupancy)
Veterinary Hospital	Veterinary Consulting Rooms

3.0 SUPPLEMENTARY DEVELOPMENT STANDARDS AND SPECIAL CONDITIONS

USE CLASSES		DEVELOPMENT STANDARDS		
Amusement Facility	To be assessed at the development standards for the predominant use of the land			
Bed and Breakfast	<p>Setbacks As per the R-Codes</p>	<p>Parking 1 bay per bed</p>	<p>Landscaping 5% of the lot with a minimum 1 metre landscaped strip along all street frontages</p>	<p>Special Conditions</p> <ol style="list-style-type: none"> 1. Approval will be granted for short term accommodation only. 2. The maximum number of guests at any one time is six (6). 3. Provision is to be made for the guests to have breakfast with provision of additional meals operational. Food preparation area and food handling and storage practices must comply as far as is practicable with the provisions of the Health (Food Hygiene) Regulations 1993. 4. The standard of each dwelling is to be of an appropriate standard to the satisfaction of the City. Provision will need to be made for adequate fire-fighting equipment. 5. The rooms proposed to be utilised will be required to meet minimum industry standards for this type of accommodation 6. Separate guest toilets shall be provided.

DEVELOPMENT STANDARDS				
USE CLASSES	Setbacks	Parking	Landscaping	
Camping Facility and Caravan Park	As per Caravan Park and Camping Grounds Regulations 1997	1 bay per camping / caravan site	10% of lot area, with a minimum 1 metre landscaped strip along all street frontages	
Caretaker's Dwellings	Carparking	Maximum size of dwelling	Special conditions	
	Two bays (may be tandem)	General, Service, and Light Industry: 60 sqm Mixed Business: 80sqm Local Business: 80 sqm Parks and Recreation Reserve 80sqm	<ol style="list-style-type: none"> The occupant of the dwelling will be restricted to the proprietor, manager or authorised person in charge of the premises and their immediate family. The caretaker's dwelling is to be a separate building from the business that it is associated with. The dwelling is to be located as far away as possible from the business activities both on the site and uses on adjoining sites. Caravans are generally discouraged. If a caravan receives approval, it must be screened from public view and must comply with the Caravan and Camping Local Laws. The caretaker's dwelling cannot be subdivided 	

USE CLASSES		DEVELOPMENT STANDARDS					
Car Park	Minimum Setbacks			Max. Plot Ratio	Max. Site Coverage	Landscaping	
	Street	Side	Rear				
	1m	Nil	Nil	Central Business Zone - 3.0 All other Zones – 1.0	100% subject to meeting landscaping requirements	1 metre landscaping strip along all street frontages	
Consulting Rooms (Medical)	Refer to Medical Centre						
Convenience Store	Minimum Setbacks			Max. Plot Ratio	Max. Site Cover	Landscaping	
	Street	Side	Rear				
	9m	BCA	BCA	1.0	100% subject to meeting parking and landscaping requirements	5% of lot area, with a minimum 1 metre strip along all street frontages or within the street setback	
	Nil in Central and District Business Zones			As above	As above	As above	
Display Home Centre	Minimum setbacks	Set-	Max. Plot Ratio	Max. Site Coverage	Parking	Landscaping	
	As per R Codes		As per R Codes	As per R Codes	3 bays per display home	10% of lot area	

USE CLASSES		DEVELOPMENT STANDARDS				
Family Day Care	No additional requirements above that of a dwelling					
Garden Centre	Minimum Setbacks			Max Plot ratio / Site Coverage	Parking	Landscaping
	Street	Side	Rear			
	9m	BCA	BCA	1.0 / 100% - subject to meeting parking and landscaping requirements	1 bay per 100m ² of NLA and display area	1 metre strip along all street frontages
Home Business	<p>Specific Requirements</p> <p>Planning approval is required for a home business. In addition to the requirements for a home business as detailed in the Town Planning Scheme's definition of home business, a home business</p> <ul style="list-style-type: none"> ➤ shall not have a restriction on the number of customers or clients provided that the amenity of the area is not adversely affected; ➤ shall have hours of operation that do not exceed normal trading hours, ie. 8:00 am to 6:00 pm on Monday, Tuesday, Wednesday, and Friday; 8:00 am to 9:00 pm on Thursday; and 8:00 am to 5:00 pm on Saturday; ➤ shall not detract from the residential appearance of the dwelling or domestic outbuilding; ➤ shall not entail the outdoor storage of materials unless the materials are adequately screened; ➤ shall only display a sign that complies with the City's Signage Planning Policy or that is exempt from requiring town planning approval; ➤ shall not involve the service or repair of any motor vehicle unless the property is located in a "Mixed Business" Zone; ➤ shall not involve the storage or use of hazardous materials that is not in accordance with the relevant legislation; and ➤ shall be conducted in such a manner so that the building and lot retain the appearance of a residential dwelling. 					

USE CLASSES	DEVELOPMENT STANDARDS
Home Occupation	<p data-bbox="323 1435 352 1715">Specific Requirements</p> <p data-bbox="368 228 432 1715">Planning approval is required for a home occupation. In addition to the requirements for a home occupation as detailed in the Town Planning Scheme's definition of home occupation, a home occupation:</p> <ul style="list-style-type: none"> <li data-bbox="459 600 488 1715">➤ shall not have more than two (2) customers or clients on the premises at the one time; <li data-bbox="515 904 544 1715">➤ shall not have more than one (1) customer or client per hour; <li data-bbox="571 904 600 1715">➤ shall have visits by customers or clients by appointment only; <li data-bbox="627 228 691 1715">➤ shall have hours of operation that do not exceed normal trading hours, ie. 8:00 am to 6:00 pm on Monday, Tuesday, Wednesday, and Friday; 8:00 am to 9:00 pm on Thursday; and 8:00 am to 5:00 pm on Saturday; <li data-bbox="718 577 746 1715">➤ shall not detract from the residential appearance of the dwelling or domestic outbuilding; <li data-bbox="774 501 802 1715">➤ shall not entail the outdoor storage of materials unless the materials are adequately screened; <li data-bbox="829 1137 858 1715">➤ shall not display a sign that is illuminated; <li data-bbox="885 286 914 1715">➤ shall incorporate provisions for the parking of all vehicles associated with the business within the lot boundaries; <li data-bbox="941 228 1005 1715">➤ shall not involve the storage or use of hazardous materials that is not in accordance with the relevant legislation; and <li data-bbox="1032 293 1061 1715">➤ shall be conducted in such a manner so that the building and lot retain the appearance of a residential dwelling.
Home Office	<p data-bbox="1149 1435 1177 1715">Specific Requirements</p> <p data-bbox="1193 228 1257 1715">Planning approval is not required for a home office that conforms with the Town Planning Scheme's definition of home office and where:</p> <ul style="list-style-type: none"> <li data-bbox="1284 651 1313 1715">➤ there are no regular or frequent deliveries of goods or equipment to the premises; <li data-bbox="1340 1115 1369 1715">➤ no manufacturing is carried out on site; and <li data-bbox="1396 555 1425 1715">➤ the business will not cause injury to or adversely affect the amenity of the neighbourhood.

USE CLASSES		DEVELOPMENT STANDARDS				
Occasional Uses		No additional requirements above that of the regular use class of the land / building				
Lodging House / Residential Building	Minimum Setbacks	Max Plot Ratio	Max Site Coverage	Parking	Landscaping	
	As per the R-Codes	0.5	50%	1 bay per 2 beds and 1 bay for the Manager	5%	
Motel	Development Standards as per the Scheme	Special Conditions				
		A motel is to comprise of at least: <ol style="list-style-type: none"> 1. Ten residential units; 2. A café or restaurant capable of being issued with a Restaurant Licence under the Liquor Licensing Act, or an appropriate contract with such a premises to provide room service from a premises capable for being issued with a Restaurant Licence for a provision of a minimum of three meals a day; 3. Designated residential accommodation for the manager or person in charge of the motel; 4. A common laundry or an appropriate contract to provide a laundry service; and 5. A bedroom, bathroom, sitting room and basic meal facilities in accordance with Health requirements. 				

USE CLASSES	DEVELOPMENT STANDARDS	
<p>Medical Centre and Consulting Rooms (Medical) in residential zones</p>	<p>Development Standards as per the Scheme</p> <p>Sole Practitioners: Two (2) car bays for patients are to be provided on site in addition to the required car bays for the occupants of the residence and the support staff.</p> <p>Parking should be provided at the rear of the building. Verge parking will be considered on a site by site basis.</p>	<p>Special Conditions</p> <ol style="list-style-type: none"> The preferred locations are on the corner of a main thoroughfare in the city with primary access off a secondary street; or the subject property is located in the immediate vicinity of Kalgoorlie Regional Hospital. Hours of operation are 7:00 am to 8:00 pm Monday to Saturday, and 10:00 am to 2:00 pm on Sunday, except in the event of an emergency. <p><u>Medical Centres:</u></p> <ol style="list-style-type: none"> A maximum of three (3) practitioners and three (3) support staff is permitted A maximum of six (6) patients per hour per practitioner is permitted. One (1) sign with a maximum area of 0.8 square metres is permitted. If the subject property is a corner lot, two (2) signs with a total maximum area of 0.8 square metres are permitted. Signs may be lit by small floodlights but may not be internally lit Landscaping is encouraged at the front of the property to maintain and enhance the residential character of the street. There is adequate provision for the disposal of medical wastes. <p><u>Sole Practitioners:</u></p> <ol style="list-style-type: none"> The consulting room (medical) or medical centre is within the principal place of residence of the practitioner. A maximum of three (3) rooms in the residence. A maximum of one (1) support staff person is permitted. One (1) sign, not illuminated, with a maximum area of 0.2 square metres is permitted

USE CLASSES	DEVELOPMENT STANDARDS																
Motel	Development Standards as per the TPS	Special Conditions															
		<p>A motel is to comprise of at least:</p> <ol style="list-style-type: none"> 1. Ten residential units; 2. A café or restaurant capable of being issued with a Restaurant Licence under the Liquor Licensing Act, or an appropriate contract with such a premises to provide room service from a premises capable of being issued with a Restaurant Licence for a provision of a minimum of three meals a day; 3. Designated residential accommodation for the manager or person in charge of the motel; 4. A common laundry or an appropriate contract to provide a laundry service; and 5. A bedroom, bathroom, sitting room and basic meal facilities in accordance with Health requirements. 															
Private Hotel	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: left;">Minimum Setbacks</th> </tr> <tr> <th style="width: 33%;">Street</th> <th style="width: 33%;">Side</th> <th style="width: 33%;">Rear</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">9m</td> <td style="text-align: center;">5m per storey</td> <td style="text-align: center;">9m</td> </tr> <tr> <td colspan="3" style="text-align: center;">Nil in Central and District Business Zones</td> </tr> </tbody> </table>	Minimum Setbacks			Street	Side	Rear	9m	5m per storey	9m	Nil in Central and District Business Zones			Max Plot Ratio	Max. Site Coverage	Parking	Landscaping
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Street	Side	Rear															
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Nil in Central and District Business Zones																	
		1.0	50%	1 bay per bedroom and 1 bay for every staff member working on the premises	10% of lot area												
		2.0 in Central and District Business Zones	100% in Central and District Business Zones subject to meeting parking and landscaping requirements	As above	As above												

USE CLASSES	DEVELOPMENT STANDARDS																									
Radio / Communication Equipment	No Development Standards but compliance with Federal and State requirements is required. Developers must provide manufacturer supplied data relating to emissions in accordance with relevant Australian Standards.																									
Restaurant	Nil carparking required for Alfresco Dining																									
Stables	In accordance with the requirements of the current City of Kalgoorlie-Boulder Stables and Keeping of Horses Health Local Law and the R-Codes. <i>Note: The agistment of horses is defined as a 'Rural Pursuit' and needs approval as such.</i> Provision is to be made for a horse float to be parked within the lot boundaries.																									
Tavern	<table border="1"> <thead> <tr> <th data-bbox="794 645 874 801">Minimum Setbacks</th> <th data-bbox="794 801 874 1106">Max. Plot Ratio</th> <th data-bbox="794 1106 874 1317">Max. Site Coverage</th> <th data-bbox="794 1317 874 1473">Parking</th> <th data-bbox="794 1473 874 1724">Landscaping</th> </tr> </thead> <tbody> <tr> <td data-bbox="874 645 928 801">Street</td> <td data-bbox="874 801 928 1106"></td> <td data-bbox="874 1106 928 1317"></td> <td data-bbox="874 1317 928 1473"></td> <td data-bbox="874 1473 928 1724"></td> </tr> <tr> <td data-bbox="928 645 983 801">Side</td> <td data-bbox="928 801 983 1106"></td> <td data-bbox="928 1106 983 1317"></td> <td data-bbox="928 1317 983 1473"></td> <td data-bbox="928 1473 983 1724"></td> </tr> <tr> <td data-bbox="983 645 1037 801">Rear</td> <td data-bbox="983 801 1037 1106">1.0</td> <td data-bbox="983 1106 1037 1317">50%</td> <td data-bbox="983 1317 1037 1473">1 bay for every 5 m² of bar and public areas</td> <td data-bbox="983 1473 1037 1724">10% of lot area</td> </tr> <tr> <td data-bbox="1037 645 1228 801">Nil in Central and District Business Zones</td> <td data-bbox="1037 801 1228 1106">2.0 in Central and District Business Zones</td> <td data-bbox="1037 1106 1228 1317">100% in Central and District Business Zones subject to meeting parking and landscaping requirements</td> <td data-bbox="1037 1317 1228 1473">As above</td> <td data-bbox="1037 1473 1228 1724">As above</td> </tr> </tbody> </table>	Minimum Setbacks	Max. Plot Ratio	Max. Site Coverage	Parking	Landscaping	Street					Side					Rear	1.0	50%	1 bay for every 5 m ² of bar and public areas	10% of lot area	Nil in Central and District Business Zones	2.0 in Central and District Business Zones	100% in Central and District Business Zones subject to meeting parking and landscaping requirements	As above	As above
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4.0 ADDITIONAL DEVELOPMENT STANDARDS

USE CLASSES	DEVELOPMENT STANDARDS			
Mixed Use Developments (refer also to Part 6 of the R Codes)	Setbacks, plot ratio and site coverage As per the commercial use class under Town Planning Scheme No 1 1997 (as amended)	Parking One (1) additional bay per dwelling in addition to the carparking required for the commercial use*.	Open Space First floor dwelling 10sqm (minimum dimensions of 2m)* Ground floor dwelling 24sqm (minimum dimension 4m*)	Special Conditions 1. The ground level is to retain a commercial use 2. External living areas such as balconies and roof decks are encouraged. 3. A 4sqm storage area is to be provided for each dwelling. 4. Each dwelling is to have a maximum of two bedrooms. 5. Noise attenuation measures are encouraged particularly between ceiling/floors. 6. Separate secure entry for residential component. 7. Provision of services ie rubbish bin area, letterbox and clothes drying area. 8. Maximise the visual and acoustic privacy. 9. Appropriately designed ie maximise daylight, avoid overlooking, overshadowing and ensure high level of amenity.
* In order to further encourage mixed use housing, the Council may, if it is satisfied of the merits of the application, reduce or waive either or both of the carparking and open space requirements, or allow for combined use of land for carparking and open space.				

DEVELOPMENT STANDARDS			
USE CLASSES	Setbacks	Site cover	Special conditions
Shade Structures	Nil	50%	<ol style="list-style-type: none"> 1. Shall be of an appropriate scale and not the dominant feature of the property. 2. Appropriately coloured to complement the surrounding properties 3. Appropriately located when located over playground equipment or on a place listed on the Municipal Inventory of Heritage places or within a Heritage Precinct. 4. Shall contain no signage or advertisements unless otherwise approved.
Satellite Dishes	Assessment		Special Conditions
	Note: Refer to the R-Codes for satellite dishes in residential zones.		<ol style="list-style-type: none"> 1. Shall not be visible from the streetscape if located within a heritage precinct. 2. Shall be of a scale that is proportionate with the building or land on which it is situated where practical 3. Shall be installed on any property such that visual impact from public view is minimised as far as practical <p><i>Applicants may be required to submit a shadow diagram or artists impression or photo montage of the proposed satellite dish</i></p>

USE CLASSES		DEVELOPMENT STANDARDS	
Use Class	Type of Structure	Special Conditions:	Special Conditions:
Transportable structures	<p>Relocated dwellings</p> <p>Siting requirements as per the R-Codes, Town Planning Scheme or relevant Planning Policy</p> <p>Donga's and Sea Containers</p> <p>Development Standards or R Codes as per proposed use</p> <p><i>Note: Applications to use donga's and sea containers on a permanent basis in the Central Business, District Business and Local Business Zones will <u>not</u> be supported</i></p>	<p>The application for planning approval is to be accompanied by a report from a suitably qualified Civil or Structural Engineer. The report is to detail the structural stability of the dwelling and outline all works that are required to ensure the dwelling is fit for habitation and of equal or higher standard than the adjoining dwellings. The report is to contain photographs of any works that are required and a photograph of the front elevation.</p> <p>In all Zones and Reserves</p> <ol style="list-style-type: none"> The donga is required to be appropriately screened from view; The donga shall not be located within the front setback or secondary street setback (where applicable) of the property; The exterior of the donga shall be upgraded to blend with the existing dwelling in terms of colours and finishes within three (3) months of being placed on site; The donga shall have the appearance of a site-built building once upgraded; and The property already has a site built shed, except for rental properties where the approval will be tied to the applicant residing at the premises. <p>In the Residential Zones:</p> <ol style="list-style-type: none"> A maximum of one donga / sea container per property. The donga / sea container shall not significantly impact upon adjoining properties (consent from the owner/s of adjoining properties may be required). <p>In Mixed Business and Industrial Zones:</p> <ol style="list-style-type: none"> If the donga will be visible from the street a front verandah shall be installed. If the sea container will be visible from the street the exterior is to be in a good state of repair. Industrial Zones Approval is required where the sea container is used for storage and not part of the business operations. 	<p>The application for planning approval is to be accompanied by a report from a suitably qualified Civil or Structural Engineer. The report is to detail the structural stability of the dwelling and outline all works that are required to ensure the dwelling is fit for habitation and of equal or higher standard than the adjoining dwellings. The report is to contain photographs of any works that are required and a photograph of the front elevation.</p> <p>In all Zones and Reserves</p> <ol style="list-style-type: none"> The donga is required to be appropriately screened from view; The donga shall not be located within the front setback or secondary street setback (where applicable) of the property; The exterior of the donga shall be upgraded to blend with the existing dwelling in terms of colours and finishes within three (3) months of being placed on site; The donga shall have the appearance of a site-built building once upgraded; and The property already has a site built shed, except for rental properties where the approval will be tied to the applicant residing at the premises. <p>In the Residential Zones:</p> <ol style="list-style-type: none"> A maximum of one donga / sea container per property. The donga / sea container shall not significantly impact upon adjoining properties (consent from the owner/s of adjoining properties may be required). <p>In Mixed Business and Industrial Zones:</p> <ol style="list-style-type: none"> If the donga will be visible from the street a front verandah shall be installed. If the sea container will be visible from the street the exterior is to be in a good state of repair. Industrial Zones Approval is required where the sea container is used for storage and not part of the business operations.