



Local Planning Policy

RESIDENTIAL DESIGN CODES POLICY

LPP 08

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 16 December 2013.

BACKGROUND

The Residential Design Codes provide a basis for the control, through local government, of residential development throughout Western Australia.

To overcome planning deficiencies, local governments may adopt planning policies which allow for more effective assessment of local differences. In some instances there are particular matters of a local nature that require specific variations to planning controls outlined in the Residential Design Codes.

This policy seeks to provide additional or modified 'deemed-to-comply' criteria only.

OBJECTIVES

The key objective of this policy is to provide for consistent, fair and thorough assessment of residential development in the municipality of the City of Kalgoorlie-Boulder, taking into account the local context. This policy provides guidance to staff, Councillors, landowners, developers, consultants, other governmental agencies and the general public regarding residential planning matters.

In addition, this policy endeavours to encourage good quality development within the City.

LEGAL STATUS/CONSIDERATIONS

Policy is adopted in accordance with clause 7.3.1 and 7.3.2 of the *Residential Design Codes of Western Australia 2013* and as a town planning scheme policy pursuant to clause 8.8 of the *City of Kalgoorlie-Boulder Town Planning Scheme No. 1*.

Responsible Officer:	Manager Development Services	Version:	2.0
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POLICY STATEMENT

The following deemed-to-comply criteria are either modified or additional to the deemed-to-comply criteria set out in the *Residential Design Codes of Western Australia 2013*.

Part 5 – Design elements for all single and grouped dwellings; and multiple dwellings in areas coded less than R30

5.1.2 Street setback

- 5.1.2 C2.1 i in accordance with Table 1; except that in areas coded R10 to R17.5, buildings other than carports and garages to be setback 6m from the primary street boundary;
- 5.1.2 C2.4 i A balcony, verandah or the equivalent may (subject to the Building Code of Australia) project not more than 1m into the street setback area, provided that the total of such projection does not exceed 20% of the frontage at any level (refer Figure 2b)
- 5.1.2 C2.4 ii A porch, chimney or the equivalent may (subject to the Building Code of Australia) project more than 1m into the street setback area, provided that the porch, chimney or the equivalent does not project closer to the primary boundary than the front wall of the dwelling.

5.1.3 Lot boundary setback

- 5.1.3 C3.1 vi carports with a wall height no greater than 3m and a length no greater than 9m may be built up to the lot boundary.
- 5.1.3 C3.2 ii in areas coded R12.5, R15, R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only.

5.2.1 Setback of garages and carports

- 5.2.1 C1.2 Notwithstanding clause 5.1.2 C2.1 iii, carports set back 1.5m from the primary street.

5.3.5 Vehicle access

- 5.3.5 C5.1 • from the primary street frontage.

5.3.9 Stormwater management

- 5.3.9 C9.1 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. This does not include the localities of Boulder and South Boulder; or lots either wholly or partially within the Gribble Creek Flood Plain, as identified in the Gribble Creek Flood Study.

Note: Sumps are not acceptable; bubble-up pits may be permissible.

- 5.3.9 C9.2 In all localities, stormwater from dwellings and other substantial buildings over 60m² may be directed to the street.

5.4.3 Outbuildings

- 5.4.3 C3 Outbuildings that:
- i. are not attached to a dwelling;
 - ii. are non-habitable;
 - iii. collectively do not exceed 200m² in area of 10% in aggregate of the site area, whichever is the lesser;
 - iv. do not exceed a wall height of 3m;
 - v. do not exceed a ridge height of 5m;
 - vi. are not within the primary street setback area;
 - vii. do not reduce the amount of open space required in Table 1; and
 - viii. comply with the setback requirements of Table 1, but in areas coded R15 or less, the rear setback requirement is determined by Tables 2a and 2b.

Part 6 – Design elements for multiple dwellings in areas coded R30 or greater

6.3.3 Parking

- 6.3.3 C3.1 The following minimum number of on-site car parking spaces is provided for per dwelling in Location B:
- * 1 bedroom – 1 space
 - * 2 or more bedrooms – 2 spaces
 - * Visitors car parking spaces (per dwelling) – 0.25 spaces

6.3.5 Vehicle access

- 6.3.5 C5.2 • from the primary street frontage.

6.3.8 Stormwater management

- 6.3.8 C8.1 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site. This does not include the localities of Boulder and South Boulder; or lots either wholly or partially within the Gribble Creek Flood Plain, as identified in the Gribble Creek Flood Study.
Note: Sumps are not acceptable; bubble-up pits may be permissible.
- 6.3.8 C8.2 In all localities, stormwater from dwellings and other substantial buildings over 60m² may be directed to the street.