



DOMESTRUCTURES

STATUTORY BACKGROUND

This policy is prepared under Part 2, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* which enables the City of Kalgoorlie-Boulder (the City) to prepare local planning policies for any matter related to the planning and development of the Scheme area. This policy may be cited as Local Planning Policy Dome Structures.

PURPOSE

The purpose of the policy is to provide guidelines for the placement, use, size and number of dome structures permitted on sites within Kalgoorlie-Boulder.

OBJECTIVES

The objectives of this policy are to:

1. Guide and control the use, location and scale of dome structures on private properties to ensure that an acceptable standard of development is achieved, that does not unreasonably detract from the streetscape or impact on the amenity of adjoining properties or areas; and
2. Establish criteria and a consistent approach for the assessment of applications relating to dome structures.

RELATIONSHIPS TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City's local planning framework. Where this policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this policy is inconsistent with an adopted local development plan, activity centre plan, or structure plan, the adopted local development plan, activity centre plan, or structure plan prevails.

This Local Planning Policy is not part of the local planning scheme and does not bind the Council in respect of any application for development approval. However, the Council shall have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

DEFINITIONS

CEO means the Chief Executive Officer of the City.

City means the City of Kalgoorlie-Boulder.



Public Land means Crown land.

Dome Structure means a lightweight structure that is supported by sea containers and is covered by a domed roof.

POLICY PROVISIONS

1.0 Policy application

1.1 This Policy applies to all land within the district of the City.

2.0 General requirements

2.1 Dome structures are prohibited in “Commercial”, “Service Commercial”, “Private Clubs and Institutions and Place of Worship”, “Tourism”, “Residential” and “Mixed-Use” zones.

2.2 Dome structures shall comply with the following requirements in other zones:

Zones	Maximum Number	Maximum Height	Maximum Size
Light Industry	2	7.5m	240m ²
Rural	No limit	As per LPS2	No limit
General Industry	No limit	As per LPS2	No limit
Rural Townsite	1	5.5m	70m ²

2.3 Dome structures shall comply with all other development control requirements of the Local Planning Scheme No. 2 to the satisfaction of the City.

2.4 Dome structures in “Rural Townsite” areas shall be located behind existing buildings as viewed from the primary street frontage and shall be appropriately screened from the secondary street frontage.

2.5 Dome structures shall not be located over septic tanks, leach drains, utilities, or easements.

2.6 The sea containers used as supporting structures shall be free of any commercial branding unless otherwise approved by the City.

3.0 Assessment consideration and information

3.1 In “Light Industry” areas, the City can consider variations to the requirements stipulated in clause 2 above, provided that the impacts are mitigated and additional information are provided addressing the following elements:

- Lot size
- Landscaping
- Streetscape



- Visual assessment from local key vantage points prepared by a qualified landscape architect
- Colours and materials

4.0 Application Requirements

4.1 A site plan, floor plan, elevation plan and stormwater management plan will be required to accompany a development application.

4.2 In addition to a development approval, a dome structure will also need to obtain a building permit prior to commencement of construction.

DOCUMENT CONTROL				
Responsible Department	Planning			
Description of Changes	New Policy			
Version	Resolution Number	Endorsement Date:	Last Reviewed Date:	Next Review Date:
1	15.7.5	21 July 2025	May 2025	May 2027