RESIDENTIAL DESIGN CODES VARIATIONS

Policy Number: LPP8

STATUTORY BACKGROUND

This Policy is adopted under Part 2 of Schedule 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy Advertising Planning Proposals.

PURPOSE

The purpose of this policy is to provide guidance on variations to planning controls outlined in the Residential Design Codes to additional or modified ‘deemed-to-comply’ criteria only.

OBJECTIVES

The objectives of this policy are 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; and
* This policy provides guidance to staff, Councillors, landowners, developers, consultants, other government agencies and the general public regarding residential planning matters.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Kalgoorlie-Boulder's (the City) local planning policy 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. Where this Policy is inconsistent with the provisions of a specific Policy, Master Plan or Guidelines applying to a particular site or area, the provisions of that specific Policy, Master Plan or Guidelines shall prevail.

POLICY PROVISIONS

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.*

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| **Part 5 – Design elements for all single and grouped dwellings; and multiple dwellings in areas coded less than R30** |
| **Clause** | **Element**  | **Provision** |
| 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, Other than carports and garages to be setback 6m from the primary street boundary.
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| 5.1.3 | 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 - 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.
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| 5.2.1 | Setback of garages and carports | 5.1.2 C2.1 iii, carports set back 1.5m from the primary street. |
| 5.3.1 | Courtyards patios | 5.3.1 C1.1v - courtyards patio permanent roof covering up to two-thirds where sufficient light and natural ventilation is provided. |
| 5.3.5  | Vehicle Access | From the primary street frontage. |
| 5.3.9 | Stormwater management | * 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 Floodplain, as identified in the Gribble Creek Flood Study. Note: Sumps are not acceptable; bubble-up pits may be permissible.
* C9.2 In all localities, stormwater from dwellings and other substantial buildings may be directed to the street with approval from the City.
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| Date Adopted: *Insert OCM details and date* | Item Number: *Insert OCM Item No.* |
| Delegation: Ordinary Council Meeting | Revision Number: 1 |
| Authority: City of Kalgoorlie-Boulder Local Planning Scheme No. 2 2023 (as amended) |