

RESIDENTIAL DEVELOPMENT REQUIREMENTS

1. Citation

This Local Planning Policy has been prepared pursuant to Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions). The policy may be cited as Local Planning Policy 07 – Residential Development Requirements (LPP 07).

2. Introduction

The purpose of this policy is to provide clear guidance on how the City of Karratha will exercise discretion in assessing single houses, grouped dwellings and ancillary residential development, and repurposed and second-hand dwellings, by setting out specific modifications to the 'deemed-to-comply' provisions of the Residential Design Codes (R-Codes) Volume 1, where they are required to achieve a locally responsive outcome.

The policy responds to the climatic, built form and servicing conditions specific to the City of Karratha.

3. Objectives

3.1. This policy aims to:

- (a) protect and enhance residential amenity, streetscape character and built form outcomes within the City of Karratha.
- (b) implement modifications to the deemed-to-comply provisions as set out in the R-Codes Volume 1 (Part B).
- (c) establish fair, consistent and reasonable assessment criteria for residential development.
- (d) ensure that repurposed dwellings or second-hand dwellings do not detract from the existing amenity, character and streetscape of a residential area.

4. Application of this Policy

4.1. This policy applies to:

- (a) All land zoned 'Residential' and 'Urban Development' under the City of Karratha Local Planning Scheme No. 8 (Scheme); unless otherwise varied by an approved Structure Plan or Local Development Plan.
- (b) All residential development that is subject to the Residential Design Codes Volume 1 (Part B).
- (c) All development proposals comprising shipping containers, repurposed dwellings and second-hand dwellings.

4.2. Where a variation to a deemed-to-comply provision of the R-Codes Volume 1 (Part B) or this policy is proposed, a development application will be required. The proposal will be assessed against:

- (a) The corresponding Design Principles of the R-Codes; and
 - (b) The objectives of this policy contained within Clause 3.1, and where relevant, **Table 2** of this policy.
- 4.3. To the extent of any inconsistency between this policy and the Scheme, the Scheme prevails. To the extent of any inconsistency between the policy and any Structure Plan and/or Local Development Plan (LDP) approved by the Western Australian Planning Commission, the Structure Plan and/or LDP prevails.

5. Policy Provisions

5.1. Modifications to the Residential Design Codes

- 5.1.1. Modifications to the deemed-to-comply criteria of the Residential Design Codes Volume 1 (Part B), are set out within **Table 1** below.

Table 1: Modifications to the Residential Design Codes Volume 1 (Part B).

5.1.4 – Open Space	
Deemed to Comply Provision Being Modified:	
Clause 5.1.4, C4 is augmented by inserting an additional deemed-to-comply provision (C4 (ii)).	
Deemed to Comply:	
C4 (ii)	The amount of open space to be provided may be reduced by an additional 10 per cent on top of the value shown in Table 1 of the R-Codes, provided that any proposed roofed area is unenclosed on at least two (2) sides (excludes carports and/or roofed vehicle storage areas).
WAPC Approval Required	
Yes	
Date Approved by WAPC	
11 December 2024	
5.1.6 – Building Height	
Deemed to Comply Provision Being Modified:	
Clause 5.1.6, C6 is augmented by inserting additional deemed-to-comply provisions (C6 (ii – iv)).	
Deemed to Comply:	
C6 (ii)	A carport should not exceed a total wall height of 3.5 metres.
C6 (iii)	A carport should not exceed a total overall height of 4.5 metres.
C6 (iv)	A garage should not exceed a wall height of 3 metres.
WAPC Approval Required	
No	
Date Approved by WAPC	
N/A	

5.2.1 – Setback of Garages and Carports	
Deemed to Comply Provision Being Modified:	
• Clause 5.2.1, C1.2 is replaced with an alternative deemed-to-comply provision (C1.2); • Clause 5.2.1 is augmented to include a new deemed-to-comply provision (C1.5)	
Deemed to Comply:	
C1.2	Carports may be set back 1.5 metres or greater to the primary street, where the proposal: i. Can meet the compensation requirements with the street setback in Clause 5.1.2, C2.1 of the R-Codes (Vol. 1); and ii. The width of the carport does not exceed 60 per cent of the frontage; and iii. The construction allows an unobstructed view between the dwelling and the street, right of way or equivalent; and iv. The carport roof pitch, colours and materials are compatible with the dwelling.
C1.5	Irrespective of the determined primary or secondary street setbacks, all garages and carports should be constructed with materials which match or complement the existing or proposed dwelling.
WAPC Approval Required	
No	N/A
5.2.4 – Street Walls and Fences	
Deemed to Comply Provision Being Modified:	
Clause 5.2.4 is augmented by inserting additional deemed-to-comply provisions (C4.3 – C4.5).	
Deemed to Comply:	
C4.3	Front fences may not be greater than 1.8 metres in height.
C4.4	Where a swimming pool has been approved and is located within the primary street setback area, fencing over 1.2 metres in height should comprise permeable slats with vertical gaps of at least 10 millimetres for the length of the proposed front fence.
C4.5	Gates should not swing outwards into the road reserve.
WAPC Approval Required	
No	N/A

5.3.9 – Stormwater Management	
Deemed to Comply Provision Being Modified:	
Clause 5.3.9, C9 is replaced with alternative deemed-to-comply provisions (C9 (i – ii)).	
Deemed to Comply:	
C9 (i)	Stormwater draining from roofs, driveways, communal streets and other impermeable surfaces should be directed to a constructed public road or dedicated road reserve or drain reserve, via an appropriate stormwater management system.
C9 (ii)	For grouped dwellings, a stormwater management should be submitted and approved by the City of Karratha.
WAPC Approval Required	
Yes	
Date Approved by WAPC	
11 December 2024	
5.4.3 – Outbuildings	
Deemed to Comply Provision Being Modified:	
Clause 5.4.3, C3b is replaced with alternative deemed-to-comply provisions (C3b (i – ix)).	
Deemed to Comply:	
C3b. Large and Multiple Outbuildings	
i	When in the form of a shipping container, a limit of one outbuilding per dwelling site should apply and should meet the minimum development standards in Table 2 of this policy.
ii	Should not be located on a vacant lot.
iii	Individually or collectively should not exceed 10 per cent in aggregate of the site area, to a maximum of 90m ² .
iv	Any outbuildings exceeding the 10 per cent aggregate (C3b (iii)) should meet the applicable building height/s and setback/s.
v	Should not exceed a wall height of 3.6 metres.
vi	Should not exceed a ridge height of 4.5 metres.
vii	Should not be located within the primary or secondary street setback areas.
viii	Is setback in accordance with Table 2a of the R-Codes (Vol. 1).
ix	Should not reduce the open space and outdoor living area requirements in Table B of the R-Codes (Vol. 1).
WAPC Approval Required	
No	
Date Approved by WAPC	
N/A	

5.4.4 – External Fixtures, Utilities and Facilities	
Deemed to Comply Provision Being Modified:	
Clause 5.4.4, C4.5 is replaced with an alternative deemed-to-comply provision (C4.5).	
Deemed to Comply:	
C4.5	An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5 metres when provided external to the garage and 1 metre when provided within the garage and an internal area of at least 4 square metres, for all dwellings.
WAPC Approval Required	
No	N/A
5.5.1 – Ancillary Dwellings	
Deemed to Comply Provision Being Modified:	
Clause 5.5.1, C1 is augmented by inserting an additional deemed-to-comply provision (C1 (vi)).	
Deemed to Comply:	
C1 (vi)	Should not be in the form of a repurposed or second-hand dwelling, unless it meets the minimum development standards in Table 2 of this policy.
WAPC Approval Required	
No	N/A
Clause 5.5.3 – Single Bedroom Dwellings	
Deemed to Comply Provision Being Modified:	
Clause 5.5.3, C3 is augmented by inserting an additional deemed-to-comply provision (C3 (vi)).	
Deemed to Comply:	
C3 (vi)	Should not be in the form of a repurposed or second-hand dwelling, unless it meets the minimum development standards in Table 2 of the policy.
WAPC Approval Required	
No	N/A

5.2. Shipping Containers and Repurposed or Second-Hand Dwellings

- 5.2.1. The Minimum Development Standards (set out in **Table 2**) apply to development applications for all shipping containers, repurposed dwellings or second-hand dwellings.

Table 2: Minimum Development Standards for Shipping Containers and Repurposed or Second-Hand Dwellings.

Land Use / Development
▪ Development comprises Shipping Containers, Repurposed Dwellings and Second-Hand Dwellings. ▪ Land use is Residential.
Design Objectives & Considerations
(a) The visual appearance of a shipping container, repurposed or second-hand dwelling should be compatible with the appearance of established dwellings and outbuildings in the surrounding residential area. (b) Should any part of a shipping container, repurposed or second-hand dwelling be visible from the public domain, design features, fencing and landscaping should be used to adequately screen the structure from the public domain. (c) The City will consider, and may impose, conditions of development approval related to aesthetic considerations of such development, including: i. The colour of external surfaces; ii. Screening of any subfloor spaces exposed to external view; iii. The construction of verandas and balustrades; iv. Perimeter and internal fencing and other screening devices; v. The design, installation and maintenance of landscaping and reticulation; and vi. The design, installation and maintenance of crossovers and driveways.
Minimum Development Standards
(a) Shipping containers proposed to be used for storage purposes should be located behind the building line of a dwelling that faces the primary street and should be entirely screened from view of the public realm. (b) Shipping containers and repurposed or second-hand dwellings should be single storey only and should not be stacked one atop another. (c) A repurposed or second-hand dwelling in the form of ancillary accommodation should have a veranda attached to the building that spans the length of the building and has a minimum width of 2.4 metres. (d) Any subfloor spaces of Repurposed or Second-hand Dwellings that may be viewed from the public realm should be screened with a combination of landscaping and / or building materials, to the satisfaction of the City of Karratha, to complement the existing building / streetscape.

6. Document Control

Version	Decision to Adopt / Amend		
1.	31 March 2025 Ordinary Council Meeting 11.5		
2.	27 July 2026 Ordinary Council Meeting Item 12.3		
3.			
4.			
Public Consultation		Not required – minor / administrative update	
WAPC Approval Required		Yes	Date Approved by the WAPC 11 December 2024
Document Reference		Document Reference: LPP 07 Previous Policy Number: DP07	
Next Review Date		27 July 2031	
Review Frequency		Every 5 years	

Related Documents	
Internal	External
City of Karratha Local Planning Scheme No. 8	Residential Design Codes Volume 1 (WAPC) Residential Design Codes Volume 1 – Explanatory Guidelines (WAPC) National Construction Code 2025
Relevant Legislation	
<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> <i>Building Act 2011</i> <i>Building Regulations 2012</i> <i>State Administrative Tribunal Act 2004</i>	
This policy takes effect from the date of adoption by Council and shall remain valid for a period of 5 years unless reviewed prior. All records created or maintained under this document must be captured in the City's approved recordkeeping or business system. These records are to be retained and managed in accordance with the <i>State Records Act 2000</i> , <i>Privacy and Responsible Information Sharing Act 2024</i> , the City's Recordkeeping Plan, and authorised disposal authorities.	

Appendix A – Definitions

Repurposed Dwelling	means a building or structure not previously used as a dwelling, which has been repurposed for use as a dwelling.
Second-hand Dwelling	means a dwelling that has been in a different location and has been dismantled and transported to another location but does not include a new modular or transportable structure.
Transportable Structure	has the same meaning as within the City of Karratha Local Planning Scheme No. 8.