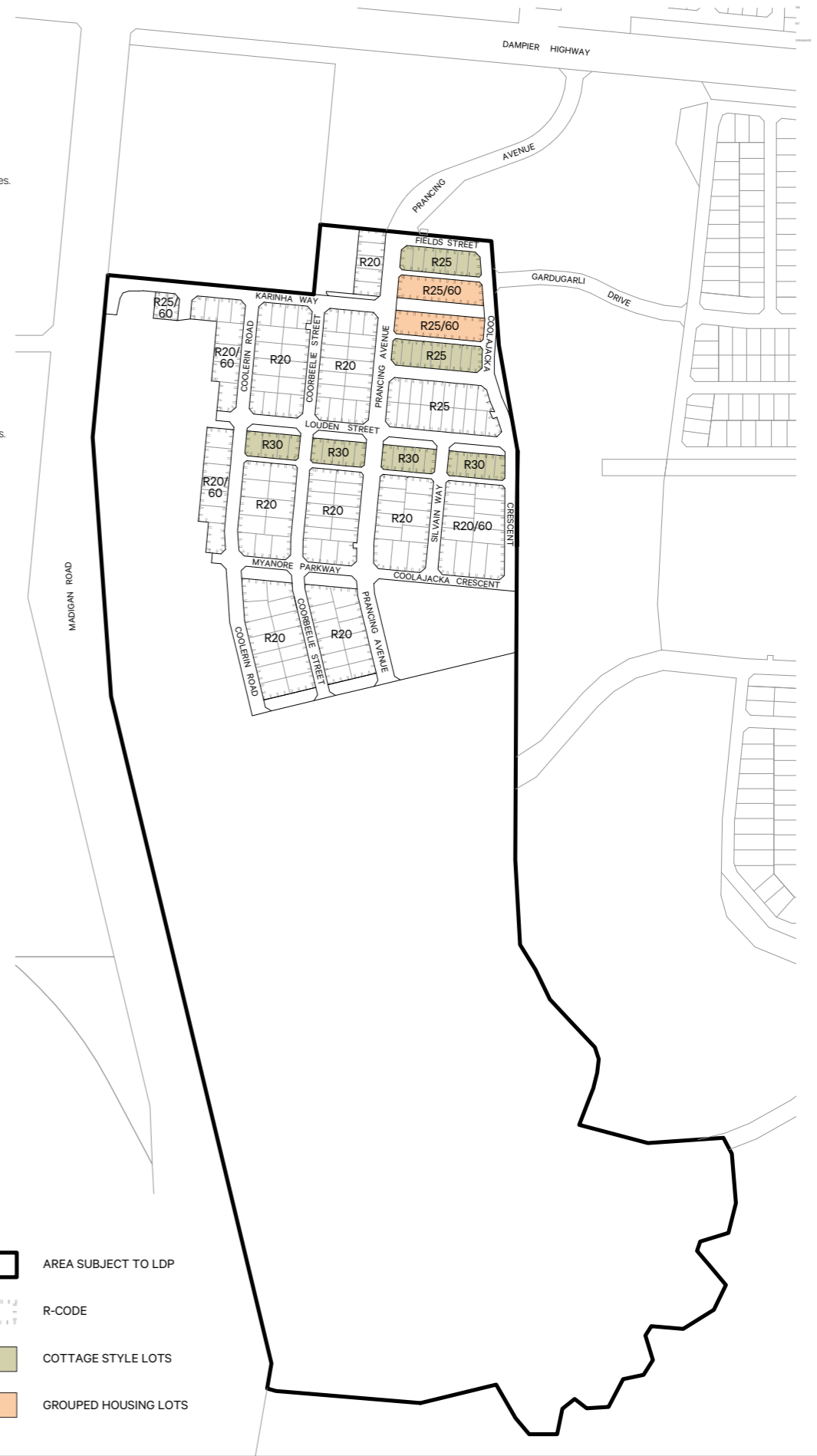
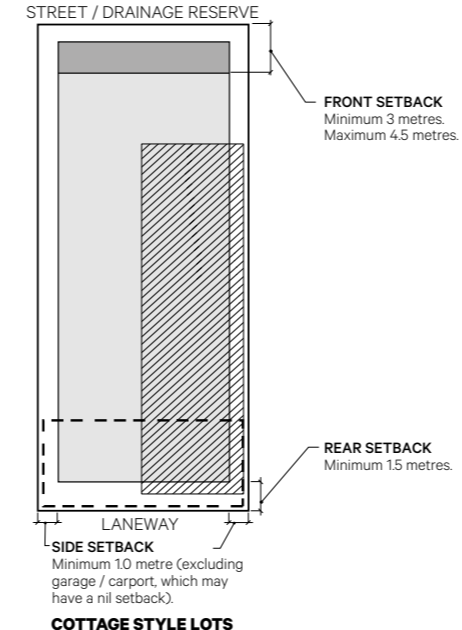
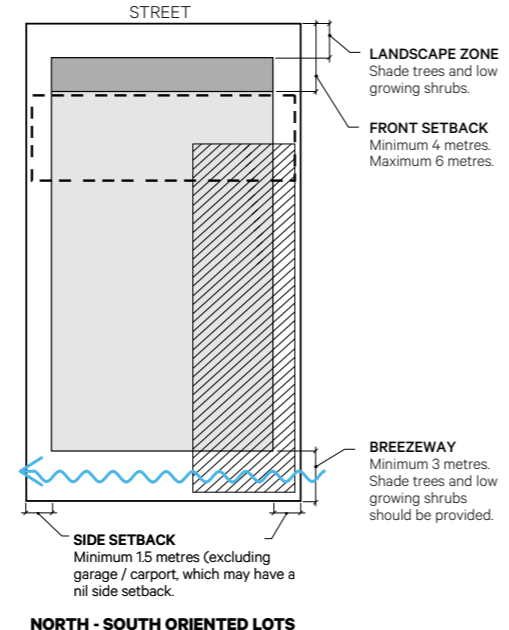
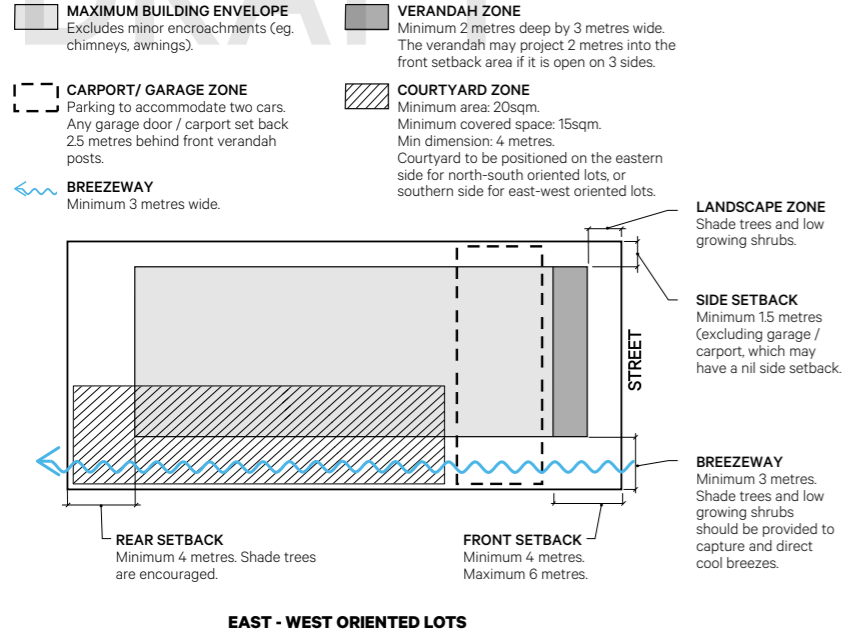


SCHEME AND BUILDING VARIATIONS

The requirements of the City of Karratha Local Planning Scheme No. 8 (LPS8) and Residential Design Codes Volume 1 (R-Codes Volume 1) apply except as varied below.



1. GENERAL REQUIREMENTS

The following requirements have been developed to reflect the intent of the Karratha Vernacular Design Principles.

Garages / Outbuildings

- (a) Maximum garage width is 7 metres (double door) including supporting structures.
- (b) Freestanding sheds and storerooms must not be constructed in the front setback, and must comprise materials, finishes, colours and roof styles complimentary to the dwelling to the satisfaction of the City of Karratha.
- (c) No garages are permitted within the breezeway.
- (d) Carports or boat storage carports constructed within the nominated breezeway shall be an open style only.
- (e) Garages / carports may have a nil setback to the side boundary where appropriately fire rated to AS2890.1.
- (f) Garages / carports shall be set back 4.5 metres from the front boundary to allow for additional car parking within the front setback. This provision does not apply to Cottage Lots.
- (g) Garages / carports for corner lots shall be located on the secondary street or laneway at the rear of the dwelling. The primary street is the street to which the property is addressed.

Private Open Space

- (a) The courtyard zone for East/West orientated lots shall be on the southern side of the lot.
- (b) The courtyard zone for North/South orientated lots shall be on the eastern side of the lot.
- (c) No minimum private open space requirements apply where development is contained within the designated building envelope and private open space is in accordance with the courtyard requirements. Otherwise, the provisions of the R-Codes apply.

2. SPECIFIC REQUIREMENTS FOR COTTAGE STYLE LOTS

Building Frontage

- (a) For lots abutting a drainage reserve, the primary frontage of the lot is to address the drainage reserve. Dwellings shall be designed to address the drainage reserve by fenestrations containing major opening(s).
- (b) Vehicular access shall only be provided from the laneway frontage.

Fencing

- (a) For lots abutting a drainage reserve, fencing is restricted to a maximum height of 1.2 metres and can comprise of solid or permeable elements or, be a mixture of both.
- (b) Alteration to any existing retaining wall(s) are not permitted.
- (c) Back gates are not permitted to open into the laneway.

Additional Requirements for Grouped Housing Lots

Building Envelope

- (a) Except where lots have a secondary frontage to Prancing Avenue or Coolajacka Crescent, a nil setback to a side boundary may be permitted against an existing parapet wall or where development achieves the front and rear setbacks and is not located in front of the courtyard zone. A nil setback to the side boundary in front of the courtyard zone is permissible for a carport only. Lots with a secondary frontage to Prancing Avenue or Coolajacka Crescent must be set back to that secondary street in accordance with the R-Codes.
- (b) Unless constructing a studio apartment above a garage, any second storey shall be constructed to address the drainage reserve by way of at least one major opening from a habitable room addressing the drainage reserve.
- (c) A verandah shall be provided to the primary frontage of each dwelling to a minimum dimension of 2 metres deep by 3 metres wide. The verandah may project a maximum of 2 metres into the front setback area if it is open on 3 sides.

Pedestrian & Vehicle Access

- (a) Vehicle access shall be provided from the laneway frontage.
- (b) Pedestrian access shall be provided from the drainage reserve via a minimum 1.2 metre wide pathway.
- (c) Dwelling entry shall address the drainage reserve and be clearly visible and recognisable.

Private Open Space

- (a) An external private open space, minimum 20m² and minimum dimension 3 metres, shall be provided to the southern and/or eastern side of the dwelling, and accessed via an internal living area (excluding bedroom).

AREA SUBJECT TO LDP

 R20

 R-CODE

 COTTAGE STYLE LOTS

 GROUPED HOUSING LOTS

Local Development Plan
Madigan Road, Karratha

Endorsed by: _____
City of Karratha Date: _____

No.	Summary of Amendment	Date endorsed
-	Initial issue.	10.04.13
1	Amendments to side setbacks for various lot types.	21.04.20

Date: 21 June 2024 Scale: NTS
 File: 710-200 LDP1-1- Staff: LC Checked: CW
 Revision: A Initial issue 19.10.23
 B Amended 07.12.23
 C Amended 25.03.24
 D Amended 14.05.24
 E Amended 21.06.24



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