

R Codes Vol. 1 – Part B Deemed-to-Comply Provisions		Proposed Deemed-to-Comply (DTC) Provisions		Officer Comments	
5.1.4 Open Space					
C4ii	Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.	Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>This clause is modified to be in addition to the R Codes Vol. 1 – Part B and <b>requires WAPC approval.</b></li><li>The intent is for open space requirements to be reduced where the covered areas are used for private outdoor living areas only. This is to better maximise outdoor living spaces for use, given the high temperatures, extreme UV ratings during the day that are associated with the Pilbara climate.</li><li>It is common in the City for homeowners to want a 4x2 house with comfortable indoor living spaces as well as secure undercover storage for vehicles, boats, caravans and other items in the event of a cyclone. Accommodating these requirements on smaller residential lots can be a challenge with the open space requirements of the R Codes.</li></ul>	
		C4ii	The amount of open space to be provided may be reduced by an additional 10% on top of the value shown in Table 1 of the R-Codes provided any proposed roofed area is unenclosed on at least two sides (excludes carports and/or roofed vehicle storage areas).		
5.1.6 Building Height					
C4ii	Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).  *which allows for garage walls to be up to 7m	Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>This clause is modified to be in addition to the R Codes Vol. 1 – Part B and does not require WAPC approval.</li><li>The intent is to encourage reduced heights for garages and carports that are built as additions to an existing dwelling.</li></ul> <i>Carports</i> <ul style="list-style-type: none"><li>Carports are considered to be more open structure and impose less building bulk, as they are open sided. The open nature of the structure is why they are permitted to have a taller overall building height than garages.</li><li>There is still a maximum deemed-to-comply overall height for carports of 4.5m. Because carports are an open structure this is considered a sufficient control.</li></ul> <i>Garages</i> <ul style="list-style-type: none"><li>This is intended to avoid the situation where a garage can be at the same height as a 2-storey dwelling when it’s considered as part of the house walls.</li><li>The recommended amendment would require any proposed garage over 3.0m to be subject of an application for development approval and assessment against the relevant design principles. To maintain the character of development in residential areas.</li></ul>	
		C6ii	A carport does not exceed a total wall height of 3.5m.		
		C6iii	A carport does not exceed a total overall height of 4.5m.		
		C6iv	A garage does not exceed a wall height of 3.0m.		
5.2.1 Setback of Garages and Carports					
C1.1	Garages set back 4.5m from the primary street except that the setback may be reduced: <ul style="list-style-type: none"><li>i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</li><li>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.</li></ul>	Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>This clause is modified to be in addition to the R Codes Vol. 1 – Part B and does not require WAPC approval.</li><li>The intent of the modification is to ensure that garages reflect the existing character and streetscape. In addition to limiting the overall height of the structures assists, the building materials assist in mitigating the impact of the development by presenting less building bulk and massing to the street.</li></ul>	
		C1.1iii	A garage shall be constructed with materials which match or complement the existing dwelling.		
C1.2	Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where: <ul style="list-style-type: none"><li>i. the width of the carport does not exceed 60 per cent of the frontage;</li><li>ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</li><li>iii. the carport roof pitch, colours and materials are compatible with the welling. (Refer to Figure 8a)</li></ul>		C1.2	Carports with a street setback of 1.5 metres or greater	<ul style="list-style-type: none"><li>This clause is modified to replace the R Codes Vol. 1 – Part B and does not require WAPC approval.</li><li>Given carports generally present to the street with less bulk than enclosed structures, a lesser street setback is considered appropriate.</li></ul>

5.2.4 Street Walls and Fences				
<b>C4.1</b> Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).		Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>• This clause is modified to be in addition to the R Codes Vol. 1 – Part B and does not require WAPC approval</li><li>• The intent is to introduce exemptions for street walls and fences where there is an existing swimming pool, to allow landowners with a pool in the front yard to install fencing with a degree of surveillance and increased privacy without the need for a development application.</li><li>• Within the City of Karratha there is a high pool ownership with many properties locating a pool in the front yard. The recommended 10mm spacing between vertical slats would satisfy the requirement under the National Construction Codes for a pool fencing to be non-climbable.</li></ul>
		<b>C4.3</b> Front fences are to be no greater than 1.8 metres in height		
<b>C4.2</b> Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).		<b>C4.4</b> Where a swimming pool has been approved and is located within the primary street setback area, fencing over 1.2 metres in height is to comprise of ‘permeable’ slats with vertical gaps of at least 10mm in height for the length of the proposed front fence.		
		<b>C4.5</b> Gates are not permitted to swing outwards over the road reserve.		
5.3.9 Stormwater Management				
<b>C9</b> All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.		Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>• This clause is modified to replace the R Codes Vol. 1 – Part B and <b>requires WAPC approval</b></li><li>• The intent is to ensure that stormwater is managed appropriately given our soil types don’t allow for effective on-site drainage. This reflects preferred stormwater management method in the City of directing stormwater from properties into the central drainage system rather than seeking to contain stormwater on site following large rainfall events. Additionally, this provision reduces the risk of flooding and the risk of stagnant water for more than 72 hours (which can attract mosquito breeding).</li></ul>
			<b>C9i</b> Stormwater draining from roofs, driveways, communal streets and other impermeable surfaces should be directed to a constructed public road or dedicated road reserve or drainage reserve.	
			<b>C9ii</b> For grouped dwellings, a stormwater management plan shall be required to be submitted.	
5.4.3 Outbuildings				
<b>C3</b> Outbuildings associated with a dwelling site address either: <ul style="list-style-type: none"><li>i. the standards for small outbuildings (A. Small outbuilding); or</li><li>ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</li></ul>		Additional DTC provision:	Replacement DTC provision	<ul style="list-style-type: none"><li>• This clause is modified to replace the R Codes Vol. 1 – Part B and does not require WAPC approval</li><li>• The intent is to allow for larger outbuildings than the R Codes, given the context of lifestyle and community desires.</li><li>• It is common in the City for outbuildings on lots over 600m<sup>2</sup> to be larger than 60m<sup>2</sup>. Any outbuilding over 60m<sup>2</sup> currently requires an application for development approval in accordance with the R Codes. To streamline development of outbuildings, landowners of lots greater than 600m<sup>2</sup> would no longer need to apply for development approval for outbuildings up to 90m<sup>2</sup> in area.</li><li>• The current policy requires all landowners installing sea containers to obtain development approval. The City receives many applications for compliant sea containers. There is no need for a landowner installing a single compliant sea container to obtain development approval. Simplified process for landowners to safely store personal items on their property.</li></ul>
			<b>C3i</b> When in the form of a shipping container, no more than one outbuilding per dwelling site is permitted and is required to meet the deemed-to-comply standards in part 6.2 of the Policy.	
			<b>C3ii</b> Is not permitted on a vacant lot.	
			<b>C3iii</b> Individually or collectively does not exceed 10 percent in aggregate of the site area, whichever is the greater (to a maximum of 90m <sup>2</sup> )	
<b>OR</b>				
<b>B. Large and multiple outbuildings</b>	<ul style="list-style-type: none"><li>i. individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;</li></ul>			

	<div><div><div><div><div><div>ii.</div><div>set back in accordance with Table 2a;</div></div><div><div>iii.</div><div>does not exceed a wall height of 2.4m;</div></div><div><div>iv.</div><div>does not exceed a ridge height of 4.2m;</div></div><div><div>v.</div><div>not located within the primary or secondary street setback area; and</div></div><div><div>vi.</div><div>vi. does not reduce the open space and outdoor living area requirements in Table B.</div></div></div></div></div></div>		<div><div><div><div><div>C3iv</div><div>Outbuildings utilising the 10 percent aggregate must meet permitted height and setback.</div></div></div></div></div>	
		<div><div><div><div><div>C3v</div><div>Do not exceed a wall height of 3.6 metres</div></div></div></div></div>		
		<div><div><div><div><div>C3vi</div><div>Do not exceed a ridge height of 4.5 metres</div></div></div></div></div>		
		<div><div><div><div><div>C3vii</div><div>Not located within the primary or secondary street setback area.</div></div></div></div></div>		
		<div><div><div><div><div>C3viii</div><div>Does not reduce the open space and outdoor living area requirements in Table B of the Residential Design Codes Volume 1.</div></div></div></div></div>		
<div>Notes:<div><div><div>i.</div><div>An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.</div></div><div><div>ii.</div><div>An existing outbuilding that meets the development standards for small outbuildings does not need to be set back in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings.</div></div><div><div>iii.</div><div>There are separate building code requirements that may also apply</div></div></div></div>				
<div>5.5.1 Ancillary Dwellings</div>				
<div><div><div>C1</div><div>Ancillary dwelling associated with a single house or grouped dwelling and on the same site where:<div><div><div>i.</div><div>C1i deleted by amendment dated 10 April 2024;</div></div><div><div>ii.</div><div>there is a maximum internal floor area of 70m2;</div></div><div><div>iii.</div><div>parking is provided in accordance with clause 5.3.3 C3.1;</div></div><div><div>iv.</div><div>ancillary dwelling is located behind the street setback line;</div></div><div><div>v.</div><div>C1v deleted by amendment dated 10 April 2024;</div></div><div><div>vi.</div><div>ancillary dwelling does not preclude the single house or grouped dwelling from meeting the required minimum open space and outdoor living area; and</div></div><div><div>vii.</div><div>ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses and grouped dwellings, with the exception of clauses:<div><div><div>a.</div><div>Part D, 1.1 Site area;</div></div><div><div>b.</div><div>5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and</div></div><div><div>c.</div><div>5.3.1 Outdoor living areas.</div></div></div></div></div></div></div></div></div>	<div><div><div>Additional DTC provision:</div></div></div>	<div><div><div>Replacement DTC provision</div></div></div>	<div><div><div><div><div><div><div><div><div><div><div></div><div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></div><div></div></div></div></div><div><div><div><div><div></d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