

DRAFT LOCAL PLANNING POLICY NO. 3 -  
OUTBUILDINGS

Town Planning Scheme Policy 16.3 – Outbuildings

Meeting Date: 2 May 2023

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# OUTBUILDINGS

### Definitions

An outbuilding is defined in the Residential Design Codes as ‘an enclosed non-habitable structure that is detached from any dwelling, but not a garage’. Should the Residential Design Codes definition be altered, then that new definition will apply.

Cumulative floor area means the total area of all outbuildings on a lot.

A garage is defined in the Residential Design Codes as ‘any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.’ Should the Residential Design Codes definition be altered, then that new definition will apply.

### Objectives

1. To protect the amenity of the locality in which the outbuilding is proposed.
2. To set standards in respect to size (height and cumulative area), boundary setbacks and use of the outbuilding.

**In considering any application for approval for an outbuilding, the criteria below will be considered.**

### Policy Criteria:

- 1) This policy applies to the whole municipal district of the Shire of Plantagenet excluding Crown Reserves. It applies to all land zoned Rural, Residential, Enterprise, Rural Residential, Landscape Protection, Rural Smallholding and Special Site.
- 2) For outbuildings proposed on Residential and Enterprise Zoned land, the required rear setback shall be determined in accordance with side setback calculations detailed within the Residential Design Codes.
- 3) On Residential and Enterprise Zoned land an outbuilding shall not be sited on a lot nearer to the frontage of the lot than the setback of the building to which it is appurtenant, or less than half the front setback from any other street boundary of the lot, other than in accordance with

the minimum standards as stated in the Residential Design Codes and Building Code of Australia.

- 4) An outbuilding may be built on a boundary of a lot following receipt by the Council of written approval from the adjoining landowner stating no objections to the construction of an outbuilding on the boundary with the proviso that no openings are located in the wall on the boundary and Building Code of Australia standards are met.
- 5) The Council will consider the visual amenity of residential areas and the safety of pedestrians and overshadowing when determining approvals for outbuildings to be located on a lot boundary.
- 6) Outbuildings proposed for Residential and Enterprise Zones are limited to being single storey with a maximum wall height of 3.0m and a maximum cumulative total floor area of 100m<sup>2</sup>.
- 7) Outbuildings proposed for Rural Residential, Landscape Protection and Special Site Zones are limited to have a maximum wall height of 4.2m and a maximum cumulative total floor area of 200m<sup>2</sup>.
- 8) Outbuildings proposed for Rural Smallholding Zones are limited to have a maximum wall height of 4.2m and a maximum cumulative floor area of 300m<sup>2</sup>.
- 9) The Council may approve proposals for outbuildings where they exceed the above standards by up to 20% on the basis that adjoining owners support has been received and the outbuilding will not have an adverse visual impact on the amenity of the locality. The approval can include conditions which may limit floor area, height or specific external colours and finishes.
- 10) Outbuildings proposed for Rural Zones are not limited in respect to wall height or cumulative floor area.
- 11) In respect to outbuildings proposed for vacant Residential, Enterprise, Rural Residential, Landscape Protection, Rural Smallholding or Special Site strata lots, the Council will not allow their use for residential, commercial or industrial purposes. Written confirmation in the form of a Statutory Declaration or similar to this effect may be required of the property owner in making such an application.
- 12) Pre-fabricated garden sheds, cubby houses, kennels and other animal enclosures (such as aviaries, but excluding stables) less than 10m<sup>2</sup> in total aggregate area and less than 2.4m in height (measured from natural ground level) are exempt from this policy provided they are located to the rear of the residence.
- 13) A building permit will be required for outbuildings in all zones.

This Town Planning Scheme Policy No. 16.3 supersedes Town Planning Scheme Policy No. 16.2.

Adopted on 26 April 2017 in accordance with clauses 3, 4, 5 and 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.