

POL	OUTBUILDINGS	LPP 2.4
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POLICY CODE:	LPP 2.4
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
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Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012	2 June 2015
	22 August 2013	26 November 2015
	26 February 2015	23 February 2017
OCM:	13 October 2011	12 March 2015
	11 October 2012	11 June 2015
	12 September 2013	10 December 2015

BACKGROUND:

A consistent set of guidelines for the development of sheds and other outbuildings in the Rural, Rural Living and Resource zones is required, which is consistent with Local Planning Scheme No. 3 (LPS 3) and takes into account local needs.

PURPOSE:

The policy is intended to provide uniform development requirements for outbuildings within the Rural, Rural Living and Resource zones, consistent with local needs.

POLICY:

Definition:

Outbuilding has the same meaning as in the Residential Design Codes of Western Australia (R-Codes).

- (1) The combined floor area of existing and proposed outbuildings and the wall and ridge height of proposed outbuildings are not to exceed the following:

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Zone	Maximum floor area of all outbuildings combined (m ²)	Maximum wall height of outbuildings (m)	Maximum ridge height of outbuildings (m)
Rural & Resource	300	5	7
Rural Living	200	4.5	6

- (2) Outbuildings are to be sited within a building envelope prescribed for any lot.
- (3) Outbuildings are generally to be sited behind the primary residence in all zones.
- (4) Subject to Clause 8 of this Policy outbuildings proposed in the Development zone where there is no structure plan will be assessed on their merits having regard to the future intent of the area. In any case, the development standards shall not exceed those for outbuildings in rural areas as shown in the table above.
- (5) Outbuildings are to be constructed of a non-reflective material and colour that matches the dwelling and/or harmonises with the surrounding environment and that does not detract from the visual amenity of the area.
- (6) Where a proposal does not comply with the prescriptive requirements of the above table but it can be demonstrated by the applicant to the satisfaction of Council officers that the application will not result in any negative impacts on the amenity of neighbouring properties or the area, the application may be approved by Council officers under delegation. All applications seeking a variation to the requirements of the above table shall be advertised to nearby landowners who in the opinion of Council officers may be affected by the proposal.

Any subsequent actions as a result of refused applications are carried out in accordance with Council's Policy.
- (7) The floor area of any approved sea containers will contribute towards the combined maximum floor area of outbuildings contained in this Policy.
- (8) Planning applications for Outbuildings will not be supported in the absence of a dwelling on site. Applications may be supported where a dwelling is constructed to at least plate height level.