



## **Policy 4.2.6 – Variation to R Codes - Outbuildings**

### 1. Introduction

Clause 5.4.3 of the *Residential Design Codes* contains provisions in relation to outbuildings to ensure they do not detract from the streetscape or the visual amenity of residents or neighbouring properties. Such provisions include matters relating to aggregate floor area, wall and ridge height, siting and open space requirements. This Policy is a regional variation to Clause 5.4.3 of the Residential Design Codes as approved by the Western Australian Planning Commission on 18 May 2007.

### 2. Policy objective

To limit the footprint of outbuildings to reduce their impact on the streetscape or the visual amenity of residents or neighbouring properties whilst recognising the storage aspirations of the community.

### 3. Policy Scope

This Policy applies to the areas identified within the Policy.

### 4. Policy

The following provides the Policy requirements pertaining to Outbuildings within the Policy area and relate to the following:

- “Residential” Zone;
- “Special Residential” Zone;
- “Special Rural” and “Special Rural and Landscape Protection” Zone;
- Warawarrup;
- Clifton Park;
- Siting.

## **Part 1 “Residential” Zone**

1. Outbuildings may be permitted where:
  - a) The aggregate floor area of all outbuildings not attached to the dwelling does not exceed the maximum site cover stipulated in the Residential Design Codes;
  - b) The aggregate floor area of all outbuildings not attached to the dwelling does not exceed a maximum floor space of 120m<sup>2</sup>;
  - c) The ridge height does not exceed a maximum of 4.5m.
  - d) The wall height does not exceed a maximum of 3m.
2. Notwithstanding Policy provisions 1.1(c) and 1.1(d), an outbuilding may be permitted with a maximum ridge height of 5.1m and/or a maximum wall height of 3.6m where the applicant can demonstrate, to the satisfaction of Council, that:
  - a) The increase in height is warranted on the basis of a specific and demonstrated need; and
  - b) The increase in height will not impact on the residential amenity of adjacent properties, or cause undue overshadowing; and
  - c) The applicant has consulted with the adjoining landowners and no reasonable (in the opinion of Council) objections has been received.
3. Outbuildings will only be considered for approval when appurtenant to a dwelling or when a dwelling has been substantially commenced.

## **Part 2 “Special Residential” Zone**

1. Outbuildings may be permitted where:
  - a) The aggregate floor area of all outbuildings not attached to the dwelling does not exceed a maximum floor space of 120m<sup>2</sup>.
  - b) The ridge height does not exceed a maximum of 4.5m.
  - c) The wall height does not exceed a maximum of 3m.
2. Notwithstanding Policy provisions 2.1(b) and 2.1(c), an outbuilding may be permitted with a maximum ridge height of 5.1m and/or a maximum wall height of 3.6m where the applicant can demonstrate, to the satisfaction of Council, that:
  - a) The increase in height is warranted on the basis of a specific and demonstrated need; and
  - b) The increase in height will not impact on the residential amenity of adjacent properties, or cause undue overshadowing; and

- c) The applicant has consulted with the adjoining landowners and no reasonable (in the opinion of Council) objections has been received.
3. All framed construction outbuildings with a floor area exceeding 10m<sup>2</sup> are to have the wall cladding coloured in a factory applied earthy tone. Factory coloured metal surfaces of burnt copper, bronze, olive, doeskin and brown are considered acceptable.
4. Outbuildings will only be considered for approval when appurtenant to a dwelling or when a dwelling has been substantially commenced.

### **Part 3 “Special Rural” and “Special Rural and Landscape Protection” Zone**

1. Outbuildings may be permitted where:
  - a) The aggregate floor area of all outbuildings not attached to the dwelling does not exceed a maximum floor space of 150m<sup>2</sup>.
  - b) The ridge height does not exceed a maximum of 4.5m.
  - c) The wall height does not exceed a maximum of 3m.
2. Outbuildings not attached to the dwelling with an aggregate floor area of between 151m<sup>2</sup> and 190m<sup>2</sup> will:
  - a) Require advertising pursuant to Section 64 of the Planning and Development (Local Planning Schemes) Regulations 2015; and
  - b) Be determined by Council.

### **Part 4 “Warawarrup” Locality**

1. Outbuildings will only be considered for approval when appurtenant to a dwelling or when a dwelling has been substantially commenced.
2. Colorbond metal is acceptable as a “suitable material” for the construction of outbuildings.

### **Part 5 “Clifton Park” Area**



1. Outbuildings constructed of Colorbond cladding may be permitted where:
  - a) The floor area of the outbuilding not attached to the dwelling does not exceed a maximum of 39m<sup>2</sup>.
  - b) The ridge height does not exceed a maximum of 4.5m.
  - c) The wall height does not exceed a maximum of 3m.

## Part 6 Siting of Outbuildings

1. An outbuilding may be located with a wall (or walls) on the common boundary between two properties if:
  - a) The building being located 1.8m to the rear of the dwelling.
  - b) The wall on the common boundary has a maximum height of 3m, (which includes the height of the Parapet).
  - c) The wall on the common boundary has a maximum length of 9m.
  - d) The wall on the common boundary has a fire resistant level (FRL) of 60.60.60.
  - e) The wall on the common boundary is constructed of masonry compatible with the existing dwelling.

### 5. Strategic objective

The policy aligns to the following strategic objective:

	We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.
	Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.

### 6. Definitions

The following definitions from the *Residential Design Codes* apply to this Policy:

- **Enclosed** refers to an area bound on 3 or more sides by a permanent wall and covered in a water impermeable materials;
- **Outbuilding** refers to an enclosed non-habitable structure that is detached from a dwelling.

### 7. Legislation

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 Deemed Provisions (Part 2);
- State Planning Policy No. 3.1 – Residential Design Codes;
- Shire of Harvey’s District Planning Scheme No. 1.

### 8. Related documents

- Former Council Policy Numbers 19.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.2.6 and 9.2.7.

Responsible officer	Director Sustainability		
Responsible team	Building		
Responsible area	Building Services		
Version control	Date	Resolution	Number
Version 1	24.03.1997	Resolution	
Version 2	03.06.1997	Resolution	
Version 3	25.11.1997	Resolution	
Version 4	11.12.2007	Resolution	21902
Version 5	23.09.2008	Resolution	08/416
Version 6	12.11.2013	Resolution	13/363
Version 7	12.12.2017	Resolution	17/347
Version 8	17.12.2019	Resolution	19/313