



Local Planning Policy 6.8.2 – Outbuildings

1. Introduction

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 6.8.2 - Outbuildings, and LPP 6.8.2.

The scale of outbuildings can detract from the streetscape or impact the visual amenity of residents or neighbouring properties. The scale includes the floor area and the wall and ridge heights.

2. Objectives

- To ensure the scale of outbuildings do not significantly impact the streetscape or the visual amenity of residents or neighbouring properties whilst recognising the domestic use and storage aspirations of the community.

3. Policy Scope

- This Policy applies to land zoned 'Rural Residential'.

4. Application requirements

Applications required by clause 5.2 shall be submitted with the following:

- Application form and fee.
- Site, floor and elevation plans.
- Justification for the outbuilding height or floor area.

5. Policy

5.1 Acceptable development provisions

- (1) Outbuildings that are consistent with the following are considered acceptable and are exempt from requiring development approval, unless otherwise required by the

Scheme:

- (a) The aggregate floor area of all outbuildings does not exceed a maximum floor space of 10% of the total site area.
- (b) The ridge height does not exceed a maximum of 4.5m.
- (c) The wall height does not exceed a maximum of 3m.

5.2 Variations

- (1) 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 local government that:
 - (a) The increase in height is warranted on the basis of a reasonable need being demonstrated that is related to the domestic use of the property.
 - (b) The increase in height will not create an adverse impact on the amenity of adjoining properties.
 - (c) Where the local government has determined that adjoining land may be impacted, the proposal has been advertised to those owners.
- (2) The local government will consider any comments received from adjoining landowners when determining the application and will balance those comments with its technical opinion in the exercise of judgement and discretion.

6. Strategic objective

The policy aligns to the following strategic objective:

	Protected natural environment Adopting a range of management practices to protect, conserve and rehabilitate the biodiversity of the natural environment.
	Effective civic leadership Effective civic leadership is visionary and influential. It means listening to the community, balancing competing demands, making fair decisions and acting with integrity.

7. Definitions

- Nil.

8. Legislation

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2).*

- Shire of Harvey's Local Planning Scheme No. 2.

9. Related documents

- Former Council Policy Numbers 19.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.2.7, 4.2.6, 4.1.18

Responsible officer	Director Sustainable Development		
Responsible team	Planning		
Responsible area	Planning 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
Version 9	28.02.2023	Resolution	23/018
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