

# TOWN PLANNING POLICY – OUTBUILDINGS; RESIDENTIAL AND RURAL RESIDENTIAL ZONES



## STATEMENT OF INTENT

The Shire of Wandering acknowledges that outbuildings are important component of most land developments. In order to ensure that the existing standard of development and related level of amenity currently enjoyed within the Shire is not compromised it is essential that controls are put into place to ensure that any outbuilding meets a high standard of appearance and condition.

An outbuilding is defined in the Residential Design Planning Codes of Western Australia as being;

*“An enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.”*

## OBJECTIVES

Objectives of this Policy are stated as follows;

- To provide clear standards as to what constitutes an acceptable type of outbuilding on certain land types.
- To ensure that the style, materials, condition and design of an outbuilding are acceptable and in keeping with community standards.
- To provide a process for approving outbuildings.

## STATUTORY COMPLIANCE

The Policy is adopted as a Town Planning Scheme Policy pursuant to Clause 2.1 of Town Planning Scheme No. 3. If there is any inconsistency between the Policy and the Scheme, the requirements of the Scheme shall prevail.

All relocated dwellings must comply with the requirements of the following:

Shire of Wandering Town Planning Scheme No3.  
Residential Design Codes of Western Australia.  
Planning and Development Act 2006.  
Health Act 1911.  
Building Code of Australia.

## POLICY STATEMENT

The Policy applies to all proposals to construct an outbuilding on all Residential, Rural Residential and Rural land within the Shire of Wandering.

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Within all Residential, Rural Residential and Rural zoned lots with an area of 2ha or less, planning approval is not required for outbuildings appurtenant to any dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any dwelling on site and provided the proposed development complies with the following:

- (a) Lot size less than 1500m<sup>2</sup> (0.15ha)
  - (i) Zinalume construction, where the total outbuilding does not exceed 55m<sup>2</sup> in floor area;
  - (ii) Colorbond construction, where the total outbuilding does not exceed 65m<sup>2</sup> in floor area.
- (b) Lot size 0.15ha - 2ha, including Rural Zoned land with an area of 20,000 m<sup>2</sup> or less;
  - (i) Zinalume construction, where the total outbuilding does not exceed 85m<sup>2</sup> in total floor area;
  - (ii) Colorbond construction, where the total outbuilding does not exceed 120m<sup>2</sup> in total floor area.
- (c) Lot size 2ha – 10ha;
  - (i) Zinalume construction, where the total outbuilding does not exceed 85m<sup>2</sup> in total floor area;
  - (ii) Colorbond construction, where the total outbuilding does not exceed 150m<sup>2</sup> in total floor area;
- (d) Wall height of any outbuildings not to exceed 3 metres. In the case of gable roof construction, the maximum height is not to exceed 4 metres.
- (e) Prior to the considering a parapet wall construction on any boundary, the applicant will present to Council with written agreement to the same by any affected adjoining landowner.
- (f) The applicant providing the Local Government with a written undertaking that the outbuilding constructed will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Scheme.
- (g) Any application for planning approval which does not comply with the above shall be referred to Council for consideration.
- (h) No planning approval will be granted for any outbuildings on any Residential zoned lot which does not contain a residence.

(i) Setbacks from boundaries for Outbuildings

- (i) If attached to the dwelling the setbacks for an outbuilding shall be a minimum of 1.0 metre from side boundaries with eaves not closer than 0.75 metres to a side boundary in the Rural Townsite Zone. Setback to the rear boundary shall be as specified in the Residential Design Codes for Rural Townsite zoned lots and/or a minimum of 10 metres for Rural Residential zoned land.
- (ii) If detached from the dwelling, outbuildings shall be at least 1.8 metres clear of the dwelling with a minimum setback of 1.0 from the side boundary and 1.2m from the rear boundary in the Rural Townsite Zone and shall be a minimum of 10 metres rear setback in the Rural Residential Zone.