

Local Planning Policy 12 – Domestic Outbuildings in Rural Lifestyle and Peri-Urban Areas

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy 12 Domestic Outbuildings in Rural Lifestyle and Peri-Urban Areas.

2. Purpose

The purpose of this Policy is to make reasonable provision for the development of domestic outbuildings in the Shire's rural lifestyle and peri-urban areas whilst ensuring the amenity and environmental quality of the area is not compromised.

3. Objectives

The objectives of the Policy are to:

1. Ensure domestic outbuildings in rural lifestyle and peri-urban areas are not used for human habitation, commercial or industrial purposes.
2. Permit domestic outbuildings in rural lifestyle and peri-urban areas that are appropriately sited and sized to ensure they do not visually detract from the amenity of the area, streetscape, neighbouring properties and other public vantage points.
3. Ensure domestic outbuildings in rural lifestyle and peri-urban areas are sited in a manner that does not cause environmental harm and minimises the extent of any clearing of native vegetation that may be necessary.

4. Application of this Policy

4.1 Application

This Policy applies to domestic outbuildings in the Shire's rural lifestyle and peri-urban areas. For the purposes of this Policy, the following zones under the Shire of Waroona Town Planning Scheme No. 7 are considered to fall within a rural lifestyle or peri-urban area:

- Rural 3A Coastal Zone
- Rural 3B Coastal Highway Zone
- Rural 4 Hills Face Zone
- Rural 5 Darling Range Zone
- Rural 6 Rural Residential Zone
- Rural 7 Rural Smallholdings Zone
- Rural 8 Hills Landscape Protection Zone
- Urban 5 – Special Residential
- Urban 6 – Rural Living

This Policy does not apply to domestic outbuildings in the Rural 1 General Farming Zone or Rural 2 Irrigated Agriculture Zone.

The Policy does not apply to domestic outbuildings in zones where the Residential Design Codes of Western Australia are applicable.

Clause 3(5) and clause 67(2)(g) of the Regulations states that the local government is to have due regard to a local planning policy when making a determination under the local planning scheme.

If the Policy is inconsistent with the Shire of Waroona's Local Planning Scheme No. 7 (the Scheme), the Scheme shall prevail to the extent of any inconsistency. The Policy does not bind the Shire of Waroona when assessing a proposal for a domestic outbuilding.

4.2 Exemptions

Development approval will not be required for the development of domestic outbuildings that comply with the provisions of this Policy and any other relevant component of the local planning framework or are otherwise exempt in accordance with Clause 61 of Schedule 2 of the Regulations. Domestic outbuildings in the form of sea containers or transportable buildings are additionally subject to Local Planning Policy 5 Sea Containers and Transportable Buildings.

5. Policy Provisions

Use

1. Domestic outbuildings are only to be used for domestic storage or other domestic purposes associated with the use and enjoyment of the property. They are not to be used for human habitation, commercial or industrial purposes.

Siting and Design

2. Domestic outbuildings are to be designed to be non-habitable.
3. Domestic outbuildings are not to be located closer to the primary street frontage boundary than any dwelling on the property. If no dwelling exists, the domestic outbuilding is to be located to ensure it can meet this provision once a dwelling is constructed in the future.
4. Domestic outbuildings and any associated earthworks are to be contained within any approved building envelope for the property. Where no building envelope exists for the property, domestic outbuildings are to meet the development setbacks relevant to the zoning of the property in accordance with the Shire of Waroona Local Planning Scheme No. 7.
5. Domestic outbuildings and any associated earthworks are to be sited to avoid any clearing of native vegetation. Where this is not possible, domestic outbuildings are to be sited to minimise the extent of the clearing of native vegetation whilst taking into account any other provisions of this Policy.
6. Domestic outbuildings and any associated earthworks are to be sited outside of conservation category wetlands and resource enhancement wetlands (including their respective buffers) and other areas of environmental value.
7. Domestic outbuildings and any associated earthworks are to be sited to avoid visually prominent locations such as the tops of hills and ridges where vegetation cannot effectively screen the building mass.
8. In the Hills Landscape Protection Zone, no domestic outbuildings are permitted to be clad or roofed with sheet metal.

Size and Scale

9. Domestic outbuildings are not to exceed the following wall heights, ridge heights and collective floor areas (which includes any lean-to):

Size of Property	Wall Height (as measured from natural ground level)	Ridge Height (as measured from natural ground level)	Collective Floor Area
1ha and less	3.6m	4.2m	150m ²
Between 1ha and less than 2ha	4m	5m	200m ²
2ha and greater	4m	5m	300m ²

Division	Planning				
Policy Number	Local Planning Policy 12 – Domestic Outbuildings in Rural Lifestyle and Peri-Urban				
Contact Officer	Senior Planner				
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Related Shire Documents	Local Planning Scheme No. 7				
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