

PP006 – Local Planning Policy 6 – Outbuildings

1. Intention

To:

1. Ensure that the siting, design and scale of outbuildings are site responsive and respect the character of an area.
2. Encourage the use of outbuilding materials and colours that compliments the landscape and amenity of the surrounding areas.
3. Ensure there is a relationship between the scale of the dwelling and the scale of the outbuilding.
4. Provide a process for approving outbuildings that require Planning Consent in terms of the provisions of the Local Planning Scheme.

2. Scope

This policy applies throughout the district.

3. Statement

Column A	Column B		Column C
Lot Size	Max Floor Area (m ²)	Max Ridge Height (m)	Conditions to be met for approval without advertising.
Urban Zones			
<270 m ²	50	3.6	<ol style="list-style-type: none"> 1. The proposed outbuilding is located behind the existing dwelling; and 2. The proposed outbuilding is set back from side and rear boundaries in accordance with the requirements of the R-Codes, is located entirely within an approved building envelope or is proposed to be located in accordance with the setbacks applicable to the particular area as stipulated in the Local Planning Scheme or relevant Local Planning Policy; and 3. The proposed outbuilding is constructed of a style and of colours and materials which are complementary to and compatible with the existing or proposed dwelling or in keeping with the amenity of the area
270 – 500m ²	50	3.6	
501 – 570m ²	60	3.6	
571 – 666m ²	70	3.9	
667 – 800m ²	90	4.2	
801 – 1000m ²	100	4.2	
1001 – 2000m ²	120	4.2	
2001– 4000m ²	150	4.2	
4001- 5000m ²	200	5.0	
Over 5000m ²	300	5.0	
Rural Zones			
<5,000m ²	200m ²	5.0	<ol style="list-style-type: none"> 1. The proposed outbuilding is located entirely within an approved building envelope or is in accordance with the setbacks applicable to the particular area as stipulated in the Local Planning Scheme or relevant local planning policy and in keeping with the amenity of the area.
5,001m - 10,000m ²	300m ²	5.0	
1Ha+ - 2Ha	400m ²	6.5	
Lots > 2Ha	No Limit	9.0	

Notes:

1. A discretionary allowance of an extra 5% on the maximum floor area and maximum ridge height may be considered in cases where the stated maximum floor area allowed is unworkable for the location of a specific outbuilding or a higher ridge height is required to allow a specific outbuilding design. (Including the accommodation of standard designs and squaring off of the outbuilding).
2. The maximum floor area for outbuildings applies to the combined total floor area of all existing and proposed outbuildings on a lot.
3. Also see Exemptions.

3.1 Rural 6 Zone

In locations where the Local Planning Scheme prohibits the use of galvanized iron, Zincalume or white Colorbond, such material may not be used as exterior roofing or cladding within the Rural 6 – Rural Residential zone. Outbuildings should be constructed from appropriate materials with earthy tones or neutral colours that are site responsive and sympathetic to the surrounding local environment.

3.2 Exemptions

1. Outbuildings smaller than 9m² are considered exempt from the provisions of the policy.
2. Class 7 and Class 8 buildings, under the Building Code of Australia, located on Rural lots larger than 2Ha are considered exempt from the provisions of this policy.
3. Class 10a Buildings, under the Building code of Australia, located in the Rural 1 General Farming Zone on lots larger than 2Ha are considered exempt from the provisions of this policy.

4. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

5. Review

This policy is to be reviewed every 5 years.

6. Associated Documents

Nil.

Division	Planning				
Policy Number	PP006				
Contact Officer	Manager Planning				
Related Legislation	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015				
Related Shire Documents	Nil				
Risk Rating	Medium	Review Frequency	Every 5 years	Next Review	2024
Date Adopted	26/03/2019				OCM19/03/017

Amendments		
Date	Details of Amendment	Reference
22/06/2021	Updated as part of major review and reformatted.	OCM21/06/071
Previous Policies		
PR011 – Outbuildings		