



## **LOCAL PLANNING POLICY 6 - OUTBUILDINGS**

### **Related Management Practice**

No

### **Relevant Delegation**

Yes

### **POLICY INTENTION:**

- a) To ensure that the siting, design and scale of outbuildings are site responsive and respect the character of an area.
- b) To encourage the use of outbuilding materials and colours that compliments the landscape and amenity of the surrounding areas.
- c) To ensure there is a relationship between the scale of the dwelling and the scale of the outbuilding.
- d) To provide a process for approving outbuildings that require Planning Consent in terms of the provisions of the Local Planning Scheme.

### **POLICY:**

Table 1

<b>Column A</b>	<b>Column B</b>		<b>Column C</b>
<b>Lot Size</b>	<b>Maximum Floor Area (m<sup>2</sup>)</b>	<b>Max Ridge height (m)</b>	<b>Conditions to be met for approval without advertising.</b>
<b>Urban Zones</b>			I. The proposed outbuilding is located behind the existing dwelling; and II. 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 III. 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 m <sup>2</sup>	50	3.6	
270 – 500m <sup>2</sup>	50	3.6	
501 – 570m <sup>2</sup>	60	3.6	
571 – 666m <sup>2</sup>	70	3.9	
667 – 800m <sup>2</sup>	90	4.2	
801 – 1000m <sup>2</sup>	100	4.2	
1001 – 2000m <sup>2</sup>	120	4.2	
2001– 4000m <sup>2</sup>	150	4.2	
4001- 5000m <sup>2</sup>	200	5.0	
Over 5000m <sup>2</sup>	300	5.0	
<b>Rural Zones</b>			I. 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.
<5,000m <sup>2</sup>	200m <sup>2</sup>	5.0	
5,001m – 10,000m <sup>2</sup>	300m <sup>2</sup>	5.0	
1Ha+ - 2Ha	400m <sup>2</sup>	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.

#### Rural 6 Zone

1. In locations where the Local Planning Scheme prohibits the use of galvanized iron, Zinalume 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.

#### Exemptions

- 1 Outbuildings smaller than 9m<sup>2</sup> 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.

#### **Policy Administration**

Responsible Directorate/Division:	Strategic Development
Contact Officer Position:	Senior Town Planner
Relevant Legislation:	Planning & Development (Local Planning Schemes) Regulations 2015
Other Relevant Documents:	
Date Adopted:	28 May 2019
Reviews/Amendments:	