

Proposed Outbuilding Policy

Outbuildings in Residential Zones, R2, R2.5, R5, R12.5, R20, R30

Policy:

This policy provides direction and guidance on the area and height of the buildings that the Council will permit within the Residential areas of the Shire of Williams. The policy provides the basis for determining applications that do not meet the requirements of State Planning Policy 3.1 Residential Design Codes Part 5.4.3 and Part 6.4.4.

This policy only applies to the Residential zones where the Residential Design Codes are applicable. The policy does not apply to the Rural Residential zones or Rural zones.

Objectives:

1. To provide flexibility for outbuilding size, construction and materials for outbuildings in residential areas.
2. To ensure that outbuildings are constructed and located in such a way as to minimise their impact on the amenity of the locality.
3. To prevent the construction of outbuildings on vacant lots.

Definitions:

- **Outbuilding:** An enclosed non – habitable structure that is detached from any building.
- **Garage:** Any roofed structure, other than a **carport**, designed to accommodate one or more motor vehicles and attached to the **dwelling**.
- **Carport:** A roofed structure designed to accommodate one or more motor vehicles **unenclosed** except to the extent that it abuts a **dwelling** or a property boundary on one side, and being without a door unless that door is **visually permeable**.
- **Patio:** An unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling.
- **Pergola:** An open framed structure covered in water permeable material or unroofed, which may or may not be attached to a dwelling.

Note: Other common private garden or backyard constructions such as pergolas, cubby houses, play fixtures and dog kennels are exempted from planning control.

Guidelines:

- **Vacant Lots:** An outbuilding will not be permitted to be constructed on vacant lots. The exception to this will only be in the situation where an application for a building permit for a dwelling is submitted at the same time as the building permit for the outbuilding.
- **Development Standards**

| Residential Density Code of Property | Permitted Area of Outbuilding | Permitted Wall Height | Permitted Ridge Height |
|---------------------------------------|-------------------------------|-----------------------|------------------------|
| R2 – 5000m ² lots | 200m ² | 4.5 | 5.0 |
| R2.5 – 4000m ² lots | 180m ² | 4.0 | 4.6 |
| R5 – 2000m ² lots | 120m ² | 3.6 | 4.5 |
| R12.5 –Average lots 800m ² | 80m ² | 3.0 | 4.5 |

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|---|---|-----|-----|
| R20 - Average lots 450m ² | 60m ² or 10% in aggregate of the site area, whichever is the lesser | 2.7 | 4.2 |
| R30 - Average lots 260m ² | 60m ² or 10% in aggregate of the site area, whichever is the lesser | 2.7 | 4.2 |

- **Materials:** Second hand materials may only be used where the materials are in good condition and are sufficient to provide a consistent appearance of the building. Councils Building Surveyor may request a report from structural engineer for use of second hand materials. Residents are encouraged to use materials with a low reflectivity to avoid adverse impact on neighbours.
- **Outbuildings:** are not attached to the dwelling, are non - habitable and not for commercial purposes, are not within the primary street setback area, do not reduce the amount of open space required by the R-Codes.
- **General:** If the proposed outbuilding meets the criteria outlined in this policy it is considered that the proposal meets the performance criteria of Part 5 & 6 of the R- Codes