

○ 1.2 Building – Outbuildings in Residential Zones R2, R2.5, R5, R12.5, R20 and R30 Policy

OBJECTIVE

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

STATEMENT

This policy provides direction and guidance on the materials, area and height of the buildings that Council may permit within the Residential zoned areas of the Shire of Williams. The policy provides the basis for determining applications that do not meet the requirements of State Planning Policy.

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

Definitions

<i>Outbuilding</i>	An enclosed, non-habitable structure that is detached from any building
<i>Garage</i>	Any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.
<i>Carport</i>	A roofed structure designed to accommodate one or more motor vehicles; unenclosed except to the extent where it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable.
<i>Patio</i>	An unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling.
<i>Pergola</i>	An open framed structure covered in water permeable material or unroofed, which may or may not be attached to a dwelling.
<i>Note:</i>	<i>Other common private garden or backyard constructions such as cubby houses, play fixtures and dog kennels are exempted from planning control.</i>

GUIDELINES

Vacant Lots An outbuilding may not be permitted to be constructed on vacant lots. The exception to this may only be 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	4.5m	5.0m
R2.5 – 4000m ² lots	180m ²	4.0m	4.6m
R5 – 2000m ² lots	120m ²	3.6m	4.5m
R12.5 – Average lots 800m ²	80m ²	3.0m	4.5m
R20 – Average lots 450m ²	60m ² or 10% in aggregate of the site area, whichever is the lesser	2.7m	4.2m
R30 – Average lots 260m ²	60m ² or 10% in aggregate of the site area, whichever is the lesser	2.7m	4.2m

- 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. Council's Building Surveyor may request a report from a 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; not for commercial purposes; are not within the primary street setback area and do not reduce the amount of open space required by the Residential Design Codes.
- General* If the proposed outbuilding meets the criteria outlined in this policy, it is considered that the proposal meets the performance criteria of the Residential Design Codes contained in the State Planning Policy.

Responsible Officer	Chief Executive Officer Environmental Health Officer & Building Inspector
History	Adopted 16 August 2017 (Resolution 33/18) Minor update – revised language and update to regulatory references 21 April 2021 (Resolution 97/21) Review and update October 2025 (Resolution 172/25)
Delegation	BLD 1 - Building Matters Permits, Certificates and Orders BLD 4 – Building Licences PLN 1 – Planning Matters
Relevant Legislation	State Planning Policy 7.3 - Residential Design Codes Planning and Development Act 2005 Building Act 2011
Related Documentation	Shire of Williams Town Planning Scheme No 2