

Local Planning Policy No 2

Sheds / Outbuildings

Policy Area

This Policy applies to the whole Shire.

Objective

In order to clarify the interpretation and application of Scheme provisions in relation to the development of sheds (outbuildings) and to maintain the character of the Shire and to ensure an adequate standard of residential accommodation.

Background

Town Planning Scheme No 1 does not specifically define or list outbuildings as a separate use of land.

Within 'residential' areas outbuildings when developed in conjunction with a house are governed by the provisions of the Residential Design Codes (2015) and are defined as an enclosed non-habitable structure that is detached from any dwelling.

Carports and garages which abut or are attached to a dwelling are not included in this Policy.

Clause 8.2 (b)(iv) of the Scheme nominates the acceptable standards for outbuildings are a maximum area of 72 m² with a maximum height of 4.2m.

Clause 5.4.3 of the R Codes requires that outbuildings do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Within 'rural' areas outbuildings are normally considered as being ancillary to the main use of the property. Such uses defined within the Scheme include,

Use Class	Regional Rural	Local Rural
Agriculture - extensive	P	P
Agriculture - intensive	D	D
Industry - rural	D	A
Rural home business	D	A
Rural pursuit	P	D

Setback from lot boundaries *		
All boundaries	20m	
Front and rear		10m
Side		5m

Clause 5.5 of the Scheme allows Council to consider variations to the setbacks from boundaries.

Policy Statement

- Outbuildings will not require Planning Approval from Council in the Residential and Local Rural Zones provided that:
 - A dwelling already exists on the lot subject to the application;
 - The aggregate of all outbuildings does not exceed 72 m² in size;
 - The outbuilding does not exceed 4.2m in height;
 - All buildings Are setback from lot boundaries in accordance with the R Codes and BCA requirements; and
 - The outbuilding in the Residential Zone is placed behind the main residential building line. The building line means the setback of the existing dwelling even where this is greater than prescribed in the Scheme.

2. Outbuildings in the Regional Rural Zone do not require a Planning Approval provided that they are to be setback more than 20m from any lot boundaries; unless a reduced setback is approved by Council. This includes farm buildings and sheds provided that they are not being used for commercial or industrial uses as defined or classified by the Scheme;
3. Outbuildings in the Commercial and Industrial Zones require a Planning Approval;
4. Outbuildings will not be approved on vacant land within the Residential Zone.
5. Outbuildings are not to be used for human habitation at any time.
6. Council in considering any application for an outbuilding will have specific regard to the proposed use and location of the outbuilding and how this might impact on the surrounding properties. It may require any such applications to be advertised and may (if it approves any such application) impose conditions relating to:-
 - The provision of landscaping;
 - In the Residential and Local Rural Zones the use of non-reflective natural colours which blend with the natural landscape;
 - The site being so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance
 - Ensuring that the outbuilding shall only be used for purposes incidental to the residential or rural use of the property.

Adoption

Adopted by Council at its meeting of 20 December 2005

Amended by Council at its meeting of 15 July 2008

Amended by Council at its meeting of 18 October 2011

Amended by Council at its meeting of 20 December 2011

Amended by Council at its meeting of 19 September 2017