

9.4 C-9STRA4 – Outbuildings

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as *Local Planning Policy 9.4 Outbuildings*.

2.0 Introduction

This policy provides direction and guidance on the development of outbuildings on properties zoned Residential, Rural Residential, Regional Centre, Special Development Area 1 (Beachridge Estate) and Special Use Rural Development (Jurien Bay Heights Estate) under the *Shire of Dandaragan Local Planning Scheme No.7*. The policy provides the basis for determining development applications for outbuildings.

3.0 Definitions

“Deemed-to-comply” means a provision which, if satisfied, means that an outbuilding is deemed compliant with respect to the matters subject of that provision. The Shire shall not refuse to grant approval to an application where the application satisfies all the relevant deemed-to-comply provisions.

“Performance criteria” means provisions to be used in the preparation, submission, and assessment of development proposals for the purpose of determining their acceptability, where they do not meet the relevant deemed-to-comply provisions.

“Outbuilding” is a detached building not intended for human habitation, but forms an accessory to the principal residence.

“Townsite” means an urban centre that has been approved by the Minister for Lands, under the *Land Administration Act 1997*.

4.0 Objectives

- To establish appropriate development standards for the determination of outbuilding development applications.
- To ensure outbuildings do not adversely affect the amenity of neighbouring properties or the locality generally.

5.0 Applications Subject to this Policy

This Policy applies to all outbuildings proposed upon land zoned Residential, Rural Residential, Regional Centre, Special Development Area 1 (Beachridge Estate) and Special Use Rural Development (Jurien Bay Heights Estate) under the *Shire of Dandaragan Local Planning Scheme No.7*.

5.1 Exclusions

This Policy does not apply to any freestanding garden shed or similar structure which is under 10m² in and a wall height of 2.4m as this type of

structure is exempt from requiring a building permit under Schedule 4 of the *Building Regulations 2012*.

6.0 Application Requirements

A development application for an outbuilding must be accompanied with the following information:

- Completed development application form;
- Site plan;
- Floor plan;
- Elevations plan; and
- Schedule of external materials and colour finishes.

7.0 Policy Statement

7.1 Outbuildings on Residential and Special Development Area 1 (Beachridge Estate) zoned land

Outbuilding Maximum Area & Heights		Performance criteria
Deemed-to-comply		
An outbuilding satisfies the deemed-to-comply provisions if it does not exceed the following measurements:		The Shire is satisfied that the outbuilding meets the relevant design principle(s) of the Residential Design Codes (as amended).
Enclosed area	80m ² or 10% of the site area, whichever is the lesser	
Opened walled roof only outbuilding or section	40m ²	
Aggregate total area	120m ²	
Wall height	3.6m	
Total/ridge height	4.5m	
Boundary setbacks	As per 'Table 2a' of the Residential Design Codes Volume 1 (as amended).	

7.2 Outbuildings on Rural Residential and Special Use Rural Development (Jurien Bay Heights Estate) zoned land

Outbuilding Maximum Area & Heights		Performance criteria
Deemed-to-comply		
Outbuildings satisfies the deemed-to-comply provisions if they do not exceed the following measurements:		The Shire is satisfied that the outbuilding will not diminish the reasonable amenity of residents of neighbouring properties and/or is not incompatible with its setting.
Aggregate total area	300m ²	
Wall height	3.6m	
Total/ridge height	4.5m	
Boundary setbacks	Front – 20m Sides – 10m Rear – 30m	

7.3 Cladding materials

The use of Zinalume or second-hand cladding for outbuildings will not be permitted and all cladding shall match or complement the existing structures (principally any dwelling) on the property to the satisfaction of the Shire.

7.4 Outbuildings on vacant townsite properties

An outbuilding on a vacant townsite property will not be approved, unless the subject property has a substantially commenced dwelling onsite to the satisfaction of the Shire.

8.0 Consultation

Development applications for variations to this Policy will be advertised for a minimum comment period of 21 days to the owners of properties immediately adjacent the application site to the satisfaction of the Shire.