

## **Town Planning Scheme No. 4**

### **LOCAL PLANNING POLICY No.1**

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#### **Outbuildings**

##### Definitions:

An outbuilding is defined in the Residential Design Codes as *'an enclosed non-habitable structure that is detached from any dwelling, but not a garage.'*

Cumulative floor area means the total area of all outbuildings on a lot.

A garage is defined in the Residential Design Codes as *'any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.'*

##### Objectives:

1. To protect the amenity of the locality in which the outbuilding is proposed.
2. To recognise that larger residential lots in regional areas differ from that of Metropolitan areas and that a larger cumulative area is appropriate for storage of boats, 4x4 vehicles and other cumbersome machinery; for storage out of the elements and security.
3. To set standards in respect to size (height and cumulative area), boundary setbacks and use of outbuildings.

**In considering any application for approval for an outbuilding, the criteria below will be considered.**

##### Policy Criteria:

- 1) This policy applies to the whole municipal district of the Shire of Katanning excluding Crown Reserves. It applies to all land zoned Rural, Residential, Special Residential and Special Rural.
- 2) For outbuildings proposed on Residential zoned land the required rear setback shall be determined in accordance with side setback calculations detailed within the Residential Design Codes.
- 3) On Residential zoned land an outbuilding shall not be sited on a lot nearer to the frontage of the lot than the setback of the building to which it is appurtenant, or less than half the front setback from any other street boundary

of the lot, other than in accordance with the minimum standards as stated in the Residential Design Codes and Building Code of Australia.

- 4) An outbuilding may be built on a boundary of a lot following receipt by the Council of written approval from the adjoining landowner stating no objections to the construction of an outbuilding on the boundary with the proviso that no openings are located in the wall on the boundary and Building Code of Australia standards are met.
- 5) The Council will consider the visual amenity of residential areas, the safety of pedestrians and overshadowing when determining approvals for outbuildings to be located on a lot boundary.
- 6) Outbuildings proposed for the Residential and Special Residential zones are limited to being single storey with a maximum wall height of 3.6m and a maximum cumulative total floor area of 100m<sup>2</sup>.
- 7) Outbuildings proposed for the Special Rural zones are limited to have a maximum wall height of 4.2m and a maximum cumulative total floor area of 200m<sup>2</sup>.
- 8) Outbuildings proposed for Rural zones are not limited in respect to wall height or cumulative floor area.
- 9) In respect to outbuildings proposed for vacant Residential, Special Residential and Special Rural lots, the Council will not allow their use for residential, commercial or industrial purposes. Written confirmation in the form of a Statutory Declaration or similar to this effect may be required of the property owner in making such an application.
- 10) A building permit will be required for outbuildings in all zones.
- 11) The Council may approve proposals for outbuildings where they exceed the above standards by up to 20% on the basis that adjoining landowners support has been received and the outbuilding will not have an adverse visual impact on the amenity of the locality. The approval can include conditions which may limit floor area, height or specific external colours and finishes.

**Guidelines:**

Applications that do not meet the policy criteria or may be of a contentious nature shall be referred to the Council for its determination.