

COUNCIL POLICY

LOCAL PLANNING POLICY - OUTBUILDINGS

Policy No: 8.7

Definition - Outbuilding

An outbuilding is “an enclosed non-habitable structure that is detached from any dwelling.”

Class 10 Structure, as per the National Construction Codes.

Policy Objective

The objective of this Policy is to ensure outbuildings:

- 1) Are appropriately designed and located to allow landowners to have reasonable and effective use of their land whilst minimising the impact on the streetscape and surrounding properties.
- 2) Are developed consistent with the objectives for the particular zones of the scheme.

Scope

As per the definition, an outbuilding must be developed in association with a dwelling. The outbuilding may be constructed prior to the dwelling, to store the materials/equipment for the dwelling construction. As there is a risk that the outbuilding may be constructed and used without a dwelling, conditions of development approval may be required to control the timing of construction to ensure that the outbuilding is developed in association with the dwelling.

Class 10 structures constructed in association with other land uses (e.g. commercial or light industrial activities), do not apply to this policy.

A structure, which is physically attached to a dwelling (e.g. carport), is not considered to be an outbuilding.

For the purpose of this policy, garages and carports detached from a dwelling, are considered outbuildings.

A shipping container used to store materials in association with a dwelling is considered an outbuilding.

Planning Approval

Residential, Commercial, Urban Development and Enterprise zones

Planning approval for an outbuilding is not required if your property is in the Residential, Commercial, Urban Development or Enterprise zone and meets the following requirements:

- A dwelling exists on the property
- Collectively outbuildings do not exceed 100m² in area or 10% in aggregate of the site area, whichever is less
- Wall height does not exceed 3.6m (measured from the natural ground level)
- Ridge height does not exceed 4.6m (measured from the natural ground level)
- The outbuilding is not within the primary or secondary street setback area
- The outbuilding is setback a metre or more from the side and rear boundaries
- Outbuildings in the Commercial zone, complement the scale and articulation of existing buildings
- In the case of a shipping container, engineer certification is provided for anchoring to the ground
- The property is not Heritage Listed

Compliance with the above standards can be determined as a preliminary planning assessment process (via planning officer) and via review of a Building Permit application.

If your proposal does not meet the above requirements, then an application will need to be made for planning approval. An application form and fee is to be submitted and accompanied by:

- 1) Cover letter with reasons for variation
- 2) Site plan showing existing and proposed development, with setbacks to boundaries
- 3) Elevation and floor plan details
- 4) Material type and colour scheme
- 5) Certificate of Title

Rural, Rural Residential and Rural Smallholdings zones

Planning approval is required for an outbuilding in the Rural, Rural Residential and Rural Smallholdings zones and the following criteria is to be complied with:

- 1) Either a dwelling exists on the property, or the outbuilding is part of a development proposal that includes a dwelling.
- 2) For the Rural zone, the following min boundary setbacks apply:
 - a) Front boundary - 50m
 - b) Side and rear boundaries – 15m
- 3) For the Rural Residential and Rural Smallholdings zones, the following min boundary setbacks apply:
 - a) Front boundary - 15m

- b) Side and rear boundaries – 10m
- 4) The development of a shipping container (outbuilding) is to include engineer certification for anchoring to the ground.
 - 5) Outbuildings are to be constructed using materials that blend into the surrounding landscape. Wall and roof colours that are highly visible or reflective such as unpainted zincalume or off-white colours are not permitted.
 - 6) Maximum building heights and floor areas are as follows:

Zoning	Max wall height	Max ridge height	Max cumulative floor area
Rural	4.2m	4.8m	300
Rural Residential	4.2m	4.8m	200
Rural Smallholdings	4.2m	4.8m	200

Building Approval

- 1) Other than for an outbuilding which is free standing with a floor area not exceeding 10m² and 2.4m in height, all outbuildings require a Building Permit.
- 2) Wind forces are a critical consideration in the construction of these structures. The construction should ensure an adequate safety margin to prevent the building being lifted off its supporting foundations. To resist these forces, it is necessary to have an anchorage system. The structural adequacy of these structures is generally proven by calculation verified by a qualified structural engineer.

Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	
Resolution No:	Ordinary Council	OC164/25
Resolution Date:	25 November 2025	
Amended:		
Source:	Town Planning	
Date of review:	September 2026	
Review Responsibility:	General Manager Operations	