

POLICY MANUAL

Title:	Outbuildings
Previous No:	
File No:	ADM 0224
Statutory Environment:	Town Planning Scheme No. 3
Minute No:	10.05.11.03 & 10.06.13.04
Date:	June 2013
Review Date:	June 2013

Objective:

To provide a guide for the assessment and determination of applications for planning approval for outbuildings (sheds/garages) in all zones.

1.0 AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

The Shire of Brookton, pursuant to Clause 8.7 of the Shire of Brookton Town Planning Scheme No.3, hereby makes this Town Planning Scheme Policy regarding Outbuildings throughout the Shire of Brookton. This policy will be incorporated into future schemes when Town Planning Scheme No.3, or greater, is revoked.

This policy supersedes Council's previous Outbuildings Policy, which is hereby rescinded.

2.0 BACKGROUND

Under the Shire of Brookton's Town Planning Scheme No. 3 except where specifically exempt, Planning Approval is required for a shed (outbuilding) in all zones.

The Shire's Town Planning Scheme has no criteria under which an application for an outbuilding is to be determined. As such, this policy is required to give certainty as to what the Council shall approve.

3.0 REQUIREMENT FOR PLANNING APPROVAL

3.1 Determination

Council's Town Planning Scheme No.3 requires Council to give its discretionary consent to sheds on all zoned land within the Shire. All applications for the construction of sheds and other outbuildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application Council may:

- Approve the application; or
- Approve the application with conditions; or
- Refuse the application, giving reasons for the refusal.

Planning approval is valid for a period of two (2) years from the date of approval, during which time a Building Licence must be issued or the approval is extinguished.

3.2 Need for a Building Permit

Notwithstanding that Council may grant Planning Approval, a Building Permit is required to be sought and issued prior to construction commencing.

3.3 Advertising

Council may require any application for an outbuilding to be advertised in accordance with Clause 7.2 of its Town Planning Scheme if deemed necessary.

4.0 INFORMATION TO BE SUPPLIED WITH APPLICATION

Application for the construction of an outbuilding under this policy is to be made by completion of an Application for Planning Approval form, signed by the owner(s) of the land. To enable timely determination of the application, the following information shall be provided:

- Purpose of the outbuilding, such as private workshop, storage shed, etc.
- Area of outbuilding in square metres;
- Height of outbuilding from natural ground level to the top of the wall, or bottom of eave, as appropriate;
- Height of roof ridge (or highest point of the roof) from natural ground level;
- Details on the cladding material to be used for roof and walls, including colour;
- A scaled site plan of the property showing distance of the proposed outbuilding from property boundaries, existing structures and effluent disposal systems;
- A sketch elevation of the front and sides of the outbuilding, showing height of the wall and roof ridge from natural ground level;
- Details of any trees to be removed to allow construction of the outbuilding; and
- Any other information Council may reasonably require to enable the application to be determined.

5.0 APPLICATION OF THE POLICY

This policy applies to all zoned land situated within the Shire of Brookton.

6.0 OBJECTIVES OF THE POLICY

The primary objectives are to:

1. Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval, including that the Rural Nature of the Shire is maintained;
2. To limit the impact of outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
3. To adequately screen large buildings so as to not destroy the rural ambience and setting, to achieve and maintain a high level of rural amenity;
4. To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads;

5. To ensure outbuildings are not used as de-facto dwellings; and
6. To ensure aesthetic and amenity impacts on neighbouring properties are considered when determining outbuilding proposals.

7.0 POLICY

- 7.1 Outbuildings that comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy may be approved subject to compliance with other relevant clauses of this Policy, as set out below.
- 7.2 Outbuildings that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to Council.
- 7.3 Ablution facilities within outbuildings shall not be approved unless the outbuilding is associated with an existing or substantially commenced dwelling to reduce any occurrence of the outbuilding becoming a de-facto house. If the outbuilding is used in association with a commercial business, ablution facilities maybe permitted at Council's discretion.
- 7.4 Setbacks to lot boundaries shall be in accordance with the Shire of Brookton Town Planning Scheme No.3 and the Residential Design Codes, where applicable.
- 7.5 Under this policy "Sheds" are defined as outbuildings with a floor area greater than 10m². Outbuildings with a floor area of 10m² or less do not require Planning Approval.
- 7.6 The construction of an outbuilding on vacant land within the Residential, Rural Residential and Rural Townsite Zones will not be permitted without an application for the construction of a residence having been approved and construction having commenced.
- 7.7 Sea containers shall generally only be approved as outbuildings in the Farming and Industrial zones. Where a sea container is proposed to be used as an outbuilding the onus is on the applicant to demonstrate the exterior finish will not have a detrimental impact on the amenity of the property or surrounding area.
- 7.8 Within the Residential, Rural Residential and Rural Townsite Zones, as well as on lots of less than 2ha in the Farming Zone, outbuildings other than a carport or garage will not be permitted in the area between the house and the front boundary of the property. Front setbacks for carports and garages will be subject to the Residential Design Codes 2008.
- 7.9 Within the Farming zone the construction of an outbuilding will only be approved on vacant land where the landowner owns, or has substantially commenced construction of, a dwelling within the Shire of Brookton.

CRITERIA						
Zone	Maximum Total area of all outbuildings on the lot (m ²)	Maximum individual area proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location	
Residential R10 and above	75	75	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Is not closer to the primary street alignment than 50% of the required setback for the relevant density coding specified in Table 1 of the R-Codes; (c) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (d) Is not constructed prior to the commencement of construction of a residence.	
Residential below R10	100	75	3.0	4.0		
Rural Residential & Rural Townsite	200	150	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence	
Farming below 1 hectare	100	75	3.0	4.0		
Farming between 1 – 10 hectares	200	150	3.0	4.0		
Farming above 10 hectares	NA	1,000	8	9	Outbuildings within 75 metres of a road boundary are to be constructed of Colorbond, masonry or similar approved material (excludes zincalume)	
Commercial	400	200	5.0	7.0	a) Outbuildings to be constructed of Colorbond, masonry or similar approved material (excludes zincalume); b) Outbuildings shall be sympathetic to the streetscape; and c) Outbuildings shall reflect the heritage values of any associated building or adjacent properties.	
Industrial	400	200	5.0	7.0	a) Outbuildings visible from a street to be generally constructed of Colorbond, masonry or similar approved material. Zincalume may be approved at Council's discretion; b) No outbuildings shall be constructed in the front setback area; c) Outbuildings shall only be approved if they are a component of an approved Industrial land use.	