



## **TPS POLICY No. 6: OUTBUILDINGS POLICY**

### **AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY**

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding Outbuildings throughout the Shire of Beverley.

This policy supersedes Council's previous Outbuildings Policy, which is hereby rescinded.

### **BACKGROUND**

Under the Shire of Beverley's Town Planning Scheme No. 2 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 may approve.

### **OBJECTIVES OF THE POLICY**

THE PRIMARY OBJECTIVES are to:

- Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval and that the Rural Nature of the Shire is maintained;
- To limit the impact of outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
- 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;
- To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads;
- To ensure outbuildings are not used as de-facto dwellings; and
- To manage the siting and appearance of Sea Containers as Outbuildings in order to protect the amenity and character of the locality.

### **APPLICATION OF THE POLICY**

This policy applies to all land situated within the following zones as designated under the Town Planning Scheme:

- Residential;
- Rural Residential;
- Rural Smallholding;
- Rural Townsite; and
- Farming.



This policy does not relate to land zoned 'Town Centre', 'Industrial' or 'Light Industry', where all applications for structures incidental to a commercial or industrial use will be considered at an Ordinary Meeting of Council.

## **DETERMINATION**

Council's Town Planning Scheme No.2 requires Council 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 with or without conditions; or
- Refuse the application.

## **INFORMATION to be SUPPLIED with APPLICATION for PLANNING APPROVAL**

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 a uniform colour scheme;
- A scaled site plan of the property showing distance of the proposed outbuilding from property boundaries, existing structures and effluent disposal systems;
- An elevation sketch 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 for planning approval to be determined.

## **SEA CONTAINERS**

The use of Sea Containers as Outbuildings within the Shire is regarded as development and will require Planning Approval.

Pending Planning Approval, Sea Containers may be used as Outbuildings subject to the following requirements:

- ❖ The container shall be located to the rear of the lot and shall be screened from the street/road;



- ❖ The container shall be located within normal building setbacks;
- ❖ The container shall be painted to match the colour of the buildings on the lot;
- ❖ The container may only be used as an outbuilding and not for ancillary accommodation;
- ❖ The container shall not be located over septic tanks, leach drains or other utilities;
- ❖ The container shall be landscaped to screen it from neighbours; and
- ❖ If the container falls into disrepair or become unsightly the Shire shall require its removal.

Temporary use of a Sea Container on building sites as an office or storage unit is permissible, subject to application to and approval of Council. Council delegate authority to the CEO to approve temporary use on building sites. Approval extends for the period of construction of the building period only, and the sea container shall be removed within 14 days of completion of the building.

### **GENERAL NOTES**

- 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.
- 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.
- 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 may be permitted.
- 4) Setbacks to lot boundaries shall be in accordance with the Shire of Beverley Town Planning Scheme No.2 and the Residential Design Codes, where applicable.
- 5) Under this policy "Sheds" are defined as outbuildings with a floor area greater than 15m<sup>2</sup>. Outbuildings with a floor area of 15m<sup>2</sup> or less do not require Planning Approval.
- 6) Planning Approval is required for all outbuildings located within 75 metres of a road boundary on Farming zoned lots.
- 7) The construction of an outbuilding on vacant land within the Residential, Rural Residential, Rural Smallholding and Rural Townsite Zones will not be permitted without an application for the construction of a residence having been approved and construction having commenced.
- 8) If the Outbuilding is to be used for the collection of rainwater for human consumption, all cladding and other material associated with water collection shall comply with Australian Standard 4020 (Products for use in contact with drinking water).



Zone	CRITERIA				Design / Location
	Maximum Total area of all outbuildings on the lot (m <sup>2</sup> )	Maximum individual area of proposed outbuilding (m <sup>2</sup> )	Maximum Wall height (m)	Maximum Roof height (m)	
Residential R10 and above	75	75	3.0	4.0	Where the outbuilding: (a) 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; (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.
Residential below R10	100	75	3.0	4.0	
Rural Residential; Rural Smallholdings & Rural Townsite	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence
Farming below 1 hectare	100	75	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (b) Is not constructed prior to the commencement of construction of a residence.
Farming between 1 – 10 hectares	200	150	3.0	4.0	Where: (a) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume);
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).