



## LPP3 Outbuildings

### Policy Objective

The objectives of the policy are as follows:

- a) To provide clear guidelines for the development of outbuildings in the Residential, Rural Townsite, Mixed Use, Rural Residential, Rural Smallholdings and Rural zones; and
- b) To achieve a balance between providing for the various legitimate needs for outbuildings, and minimizing any adverse impacts outbuildings have on the neighbours, the streetscape, the amenity of the neighbourhood or locality, and of the Shire as a whole.

### Policy

#### **Background**

Outbuildings are Class 10a buildings under the National Construction Code which are not substantially connected to a dwelling. Residents of the Shire of Ravensthorpe have different needs to those in metropolitan Perth, therefore this Policy recognises the need to vary the usual Residential Design Code recommendations by increasing outbuilding space (areas and heights) for garaging of vehicles, storage of boats, caravans and other items, domestic workshops, games rooms, studios, stables, etc.

As a general rule people expect to be able to have larger outbuildings on larger lots. It is important to note that outbuildings are 'ancillary' buildings and therefore must be constructed in conjunction with another permitted land use such as a house or a rural use such as a 'rural pursuit', animal establishment or intensive agriculture.

The Shire is also aware that in some instances outbuildings may result in problems including:

- Use of outbuildings for unapproved commercial or industrial purposes, which may result in adverse noise, traffic, and visual impacts for neighbours and the locality. With the exception of those used for commercial farming purposes on rural lots, or approved home businesses, outbuildings may only be used for domestic purposes.
- Illegal use of outbuildings as residences, which often incorporate inadequate health and building standards for human habitation.
- Unlike most dwellings, outbuildings are usually very bland metal clad structures devoid of architectural features such as windows, verandas, etc. Construction of large and/or high sheds may have adverse impacts on visual character of streets and neighbourhoods, neighbours and scenic rural or coastal landscapes.
- When outbuildings incorporate reflective materials such as zincalume and are sited in visually prominent locations there is greater potential for adverse impacts on the landscape, and in some instances reflection can cause a serious nuisance for surrounding/nearby residents. The Town Planning Scheme specifically has regard to all development "using 'materials and colours on the exterior surfaces of all buildings with the objective of buildings blending with the surrounding landscape and environment."

As in many rural local governments there is often a desire to occupy a shed whilst building a house, particularly in the rural residential zones. This is not permitted by the National Construction Code as an outbuilding is 'non-habitable' by definition. However, the *Caravan Park and Camping Ground Regulations 1997* allow for someone to camp on their property with the approval of the local government for up to 5 nights in any period of 28 consecutive days on land the person owns or has a legal right to occupy, and for a period not exceeding 24 months with approval from the local government, or Ministerial approval.



Local Planning Policy No.3 - Requirements

**Exemptions from Development Approval**

In addition to the works and development specified in Schedule 2, cl. 61 of *Planning and Development (Local Planning Schemes) Regulations 2015* development approval of the local government is not required for the following works:

- a) Where a proposed outbuilding complies with the requirements specified in sections 2, and Table 1 of this policy.
- b) Pre-fabricated garden sheds and animal enclosures (such as kennels and aviaries) less than 9m<sup>2</sup> in aggregate area and less than 2.4 metres in height.

**General Requirements**

- a) Outbuildings are required to comply with the requirements of the Residential Design Codes of WA or as varied by the criteria set out in Table 1 below.
- b) Outbuildings proposed for vacant Residential, Rural Townsite, Rural Small Holdings, Rural Residential and Rural zoned land require Council approval and will generally not be supported unless:
  - i) a Building Permit has been issued for a Single House;
  - ii) the outbuilding is associated with an approved 'Rural Use';
- c) Council will not permit residential habitation of a building approved as an outbuilding or shed on any land in the Shire of Ravensthorpe.
- d) In the Residential, Mixed Use and Rural Residential zones, the use of non-reflective materials is required.
- e) Ablutions are only permitted in an outbuilding where a house exists or has been substantially commenced on the same site.
- f) Use of outbuildings for commercial or industrial purposes is not permitted. Use of an outbuilding for a home occupation or cottage industry is to be in accordance with Council's Home Occupation, Home Business and Cottage Industry requirements.

**Table 1 – Outbuilding Requirements**

Zoning	Maximum Wall Height	Maximum Ridge Height	Maximum floor area (aggregate)	Special Requirements
Residential	3.0metres  2.4m (where wall is < 1.0m from boundary)	4.5metres  3.9m (where wall is < 1.0m from boundary)	10% of site area or 100sqm, whichever is less.	Setbacks are to be in accordance with the Residential Design Codes of WA.  Any setback variation will be assessed on its individual merit and Council will consult with adjacent landowners.  Floor area is not to reduce the amount of open space required by Table 1 of the R-Codes.



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<b>Zoning</b>	<b>Maximum Wall Height</b>	<b>Maximum Ridge Height</b>	<b>Maximum floor area (aggregate)</b>	<b>Special Requirements</b>
				Council will not support the construction of outbuilding/s in front of the main building line.
<b>Rural Town site and Mixed Use</b>	3.0metres  2.4m (where wall is < 1.0m from boundary)	4.5metres  3.9m (where wall is < 1.0m from boundary)	10% of site area or 100sqm, whichever is less.	As per Residential requirements where the Rural Town site or Mixed Use zoned property is used for residential purposes and constructed with an approved Single Dwelling or Grouped Dwelling.
<b>Rural</b>	N/A	N/A	N/A	Outbuildings are required to be setback in accordance with the following: i) Front— 20metres; ii) Side/Rear – 10metres. Development approval is not required for outbuildings on Rural zoned land unless: i) The proposed outbuilding does not comply with the setback requirements listed above; and/or; ii) The lot does not have frontage to a constructed public road; and/or; iii) The lot, area or closely associated building/s are listed on the Municipal Inventory or State Register of Heritage Places.

<b>Rural Residential and Rural Smallholdings</b>				
<b>Zoning</b>	<b>Maximum Wall Height</b>	<b>Maximum Ridge Height</b>	<b>Maximum floor area (aggregate)</b>	<b>Special Requirements</b>
<b>&lt; 2ha</b>	4.5 metres	5.5 metres	200 sqm	Outbuildings proposed in the Rural Residential zone is to be in accordance with the requirements set out in Clause 4.15 and Schedule 2 of the Scheme.
<b>2ha – 5ha</b>	4.5 metres	6 metres	250 sqm	
<b>&lt; 5ha</b>	4.5 metres	6 metres	250 sqm	



## Variations to the Policy

Any variations to the policy will require the applicant to demonstrate exceptional circumstances as to why the policy should be relaxed with the proposal being presented to an Ordinary Meeting of Council for determination. Assessment of the application will require consultation with adjoining and affected landowners.

Council will have regard for matters such as;

1. The visibility of the proposed outbuilding(s) as viewed from a street, public space or neighbouring property;
2. The need for removal of any native vegetation or major trees;
3. Comments from affected neighbours/landowners;
4. Preservation of useable on-site open space areas;
5. The ability for the outbuilding(s) to be screened by existing or proposed landscaping;
6. Whether support for the application will set an undesirable precedent for similar sized surrounding lots;
7. The impact of the development on streetscape and the character of the area;
8. The objectives of the zone;
9. All relevant general matters as set out in Clause 67 of the Deemed Provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and
10. Any other matter considered relevant by the Council.

<b>DOCUMENT CONTROL BOX</b>		
<b>Custodian:</b> Chief Executive Officer	<b>Decision Maker:</b> Council	
<b>Compliance Requirements:</b>		
<b>Legislation:</b> Class 10a buildings under the National Construction Code, Caravan Park and Camping Grounds Regulations 1997, Residential Design Codes of WA		
<b>Industry:</b>	Construction	
<b>Organisational:</b>	Shire of Ravensthorpe Local Planning Scheme No.6 Shire of Ravensthorpe Local Planning Strategy	
<b>Document Management:</b>		
<b>Risk Rating:</b> Medium	<b>Review Frequency:</b> 2 Years	<b>Next Due:</b>
<b>Version #</b>	<b>Decision Reference:</b>	<b>Description:</b>
<b>a</b>	OCM 20/12/18 – Item 10.2.1	Major Revision to Planning Scheme Policies
<b>b</b>	OCM 15/09/20 – Item 15.1	Policy Amended – Removal of \$5,000 Bond for outbuildings and Minor Changes to Table 1
<b>c</b>	OCM 14/12/20 Item 15.2	Policy Confirmation following Local Public Notice.
<b>d</b>	OCM 19/07/22 – Item 12.1.2	Comprehensive Policy Manual review
<b>e</b>	OCM 17/12/2024 Item 12.1.2	Policy Reconfirmed – No Amendments
<b>f</b>	OCM 15/12/2025 Item 12.1.1	Comprehensive Policy Register Review