

Shire of Mundaring

POLICY

OUTBUILDINGS

Policy Ref:	PS-08	File Ref:	PS.CDE 13/PPO
Committee Rec:	DAC 16.09.04	Date:	14 Sept 2004
Adopted by:	RC 7.09.04	Date:	28 Sept 2004
Amended by:		Date:	
Reviewed:	Once per Electoral Cycle	Date:	23 August 2011
Procedure Ref:		Delegation Ref:	
Statute Ref:			
Local Law Ref:			

PURPOSE

To provide a guide for the assessment and determination of applications for Planning Approval for outbuildings (sheds/garages) in the Residential, Rural Landscape Living and General Rural zones.

1.0 Policy Objectives

- a) To provide flexibility for outbuilding size, construction and materials to meet the needs of local residents.
- b) To ensure that outbuildings are constructed and located in such a way as to minimise their impact on the amenity of the locality.

2.0 Background

Under the Shire of Mundaring's Town Planning Scheme No. 3, Planning Approval is required for outbuildings in many different circumstances.

The absence of a Policy dealing with outbuildings can cause delays in the time taken to assess and determine outbuilding applications, by subjecting many applications to formal Council determinations and/or lengthy neighbour consultation, in instances where the size, design and location of the outbuilding are not so significant as to warrant that approach.

To avoid such delays, this Policy sets out criteria for outbuildings that require referral to neighbours before being determined, outbuildings that can be approved without referral to neighbours, and outbuildings that the Shire will generally not approve except in exceptional circumstances. This provides certainty for residents and Shire Staff on how different outbuilding applications will be assessed and determined, and also assists residents in re-designing their outbuilding applications, where desired, to obtain a more favourable or timely assessment or determination.

3.0 Scheme Provisions

This Policy is a Town Planning Scheme Code and has been developed in accordance with Clause 8.14 of Town Planning Scheme No. 3.

4.0 Application

This Policy applies to outbuildings that require Planning Approval under Council's Town Planning Scheme No. 3 and not to outbuildings that only require a Building Licence.

5.0 Policy

- 5.1 Outbuildings that comply with all of the criteria corresponding to the relevant zone (for the applicable lot size) in Table 1 of this Policy may be approved without referral to neighbours for comment, subject to compliance with other relevant clauses of this Policy, as set out below.
- 5.2 Subject to Clause 5.3 below, 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 affected adjoining neighbours for comment, prior to being determined by the Shire.
- 5.3 Outbuildings that fit any one or more of the criteria corresponding to the relevant zone in Table 2 of this Policy will be referred to Council for determination and will generally not be approved unless in Council's opinion the size, appearance and location of the outbuilding will not have a detrimental impact on the landscape and amenity of the area. In forming this opinion Council may have regard to the submissions (if any) from affected neighbours.
- 5.4 A single outbuilding may be constructed on a Rural Landscape Living or General Rural zoned lot before a dwelling is constructed, subject to compliance with all other relevant provisions of this Policy.
- 5.5 For corner lots or lots with dual frontage, the "street alignment" (as referred to in Clause 4.39 of the Scheme) shall be taken as being the primary street frontage to the lot as determined by Council.
- 5.6 In addition to the criteria listed in Table 1 of this Policy, applications to construct outbuildings forward of the front or the rear of dwellings, must comply with the following criteria:
 - (a) the location of the existing dwelling or other constraints on the property make it impossible or impractical to locate the proposed outbuilding behind the front or rear of the dwelling, as the case may be; and
 - (b) in the case of a Residential zoned lot, there would be no more than one outbuilding located forward of the front of the dwelling.

- 5.7 Where in this Policy reference is made to materials of low-reflectivity, that shall be taken to mean roof and wall materials other than zincalume or white powder coated steel sheeting. However, roof materials of zincalume or white powder coated steel sheeting are permitted where those materials match the roof of the existing or proposed dwelling.
- 5.8 Setbacks to lot boundaries or watercourses prescribed in this Policy do not apply to outbuildings proposed within a building envelope that has already been approved at a lesser setback(s) to a boundary or watercourse.
- 5.9 Where in this Policy an outbuilding is required to be constructed of colours and materials that match the existing or proposed dwelling, that shall be taken as meaning colours and materials that are compatible with and complementary to those of the dwelling, but need not be identical in every respect.
- 5.10 Notwithstanding the reduced boundary setbacks provided for in Table 1 of this Policy, all outbuildings on land fronting Great Eastern Highway shall be setback at least 15m from the Highway road reserve unless otherwise approved by Council.
- 5.11 Outbuildings proposed within a Precinct Plan area should be designed and located in accordance with the relevant provisions of the adopted Precinct Plan. Council will have regard to the provisions of the Precinct Plan when making a determination on the outbuilding, in addition to the criteria listed in this Policy.

Table 1 – Approval without Advertising

CRITERIA						
Zone	Lot size	Maximum Total area of all outbuildings on the lot (m ²)	Maximum individual area of proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location
Residential R12.5 and above	N/A	70	70	3.5	4.5	Where the outbuilding: (a) Is constructed of materials with low-reflectivity and setback from side and rear boundaries in accordance with Table 2 of the R-Codes; and (b) If located forward of the rear of the dwelling, but not in front of the dwelling, is constructed of materials and colours to match the dwelling; or (c) if located forward of the front of the dwelling is: <ul style="list-style-type: none"> ▪ not more than 55m² in the R5 density coding or 40m² in higher density codings; ▪ constructed of materials and colours to match the dwelling; and ▪ 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.
Residential R10	N/A	75	75	3.5	4.5	
Residential R5	N/A	80	80	3.5	4.5	
Residential R2.5	Up to 5,000m ²	90	90	3.5	4.5	Where the outbuilding: (a) is constructed of materials with low-reflectivity; and (b) is not located closer than 100m to any watercourse; or (c) is contained within the approved building envelope; or (d) if located outside the building envelope is setback from side and rear boundaries in accordance with Table 1 of the R-Codes, provided that not more than 40m ² of the outbuilding is located outside the approved building envelope; and (e) if located forward of the dwelling is: <ul style="list-style-type: none"> ▪ 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; and ▪ not more than 65m²; and ▪ constructed of materials and colours to match the dwelling; or ▪ constructed of materials of low reflectivity to blend in with the natural landscape and there is existing vegetation to screen the outbuilding from roads and adjoining properties.
Residential R2.5	Over 5,000m ²	260	160	4.0	4.5	

Table 1 – Approval without Advertising (Cont.)

CRITERIA						
Zone	Lot size	Maximum Total area of all outbuildings on the lot (m ²)	Maximum individual area of proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location
Rural Landscape Living	Up to 2 ha	260	160	4.0	5.0	Where the outbuilding: (a) is contained within the approved building envelope; or (b) if outside the building envelope is: <ul style="list-style-type: none"> ▪ setback a minimum of 20m from lot boundaries; and ▪ not more than 40m² of the outbuilding is located outside the approved building envelope; and ▪ is constructed of materials of low reflectivity.
Rural Landscape Living	Over 2 ha	275	175	4.0	5.0	
General Rural	N/A	300	200	4.5	5.5	Where the outbuilding is setback a minimum of 20m from lot boundaries

Table 2 – Outbuildings that will generally not be approved

CRITERIA						
Zone	Lot size	Total area of all outbuildings on the lot	Individual area of proposed outbuilding	Wall height (m)	Roof height (m)	Design / Location
Residential R12.5 and above	N/A	Over 80m ² or 10% of the lot area, whichever is less.	Over 80m ² or 10% of the lot area, whichever is less.	Exceeding 3.5	Exceeding 4.5	Where the outbuilding: (a) is constructed of materials and colours that do not match the dwelling and is located forward of the rear of the dwelling but not in front of the dwelling; or (b) is located forward of the front of the dwelling and is: <ul style="list-style-type: none"> ▪ greater than 55m² in the R5 density coding or 40m² in higher density codings; or ▪ constructed of materials and colours that do not match the dwelling; or ▪ is 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.
Residential R10	N/A	Over 90m ² or 10% of the lot area, whichever is less.	Over 90m ² or 10% of the lot area, whichever is less.	Exceeding 3.5	Exceeding 4.5	
Residential R5	N/A	Over 100m ² or 10% of the lot area, whichever is less.	Over 100m ² or 10% of the lot area, whichever is less.	Exceeding 3.5	Exceeding 4.5	
Residential R2.5	Up to 5,000m ²	Over 120m ²	Over 120m ²	Exceeding 3.5	Exceeding 4.5	Where the outbuilding: (a) is located outside the building envelope and: <ul style="list-style-type: none"> ▪ setback closer than 1.0m to a side or rear boundary; or ▪ where more than 90m² of the outbuilding is located outside the approved building envelope. (b) is to be constructed of materials that are not of low-reflectivity. (c) if located forward of the dwelling is: <ul style="list-style-type: none"> ▪ 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 and more than 70m² in area; or ▪ constructed of materials and colours that are not of low reflectivity and there is no existing vegetation to screen the outbuilding from roads and adjoining properties.
Residential R2.5	Over 5,000m ²	Over 270m ²	Over 170m ²	Exceeding 4.0	Exceeding 5.0	

Table 2 – Outbuildings that will generally not be approved (Cont.)

CRITERIA						
Zone	Lot size	Total area of all outbuildings on the lot	Individual area of proposed outbuilding	Wall height (m)	Roof height (m)	Design / Location
Rural Landscape Living	Up to 2 ha	Over 275m ²	Over 185m ²	Exceeding 4.0	Exceeding 5.0	Where the outbuilding is outside the building envelope and is: (a) closer than 10m to lot boundaries; or (b) more than 140m ² of the outbuilding is located outside the approved building envelope; or (c) is constructed of materials that are not of low reflectivity.
Rural Landscape Living	Over 2 ha	Over 300m ²	Over 200m ²	Exceeding 4.0	Exceeding 5.0	
General Rural	N/A	Over 400m ²	Over 300m ²	Exceeding 5.0	Exceeding 6.0	Where the outbuilding is closer than 15m to lot boundaries.