

Local Planning Policy

Domestic Outbuildings

Prepared by Planning and Sustainability Services
November 2022

1.0 Background

Domestic outbuildings are a necessary and desirable form of incidental development to dwellings.

As lifestyle patterns and domestic storage needs have changed there is a trend toward the construction of larger outbuildings within the Shire. If not sensitively located and designed, or where they are used for inappropriate purposes, outbuildings can impact on the amenity of nearby residents, the streetscape, character and environmental attributes of the area.

This policy therefore seeks to ensure that outbuildings are constructed to a high quality and design, are suitably sized for their context, appropriately located and used so they do not adversely impact on the surrounding area.

2.0 Application / Definition

This policy applies to all outbuildings within residential and rural residential areas of the Shire.

Residential areas include land located within the Residential, Residential Development, Canal Development, Special Development and similar zones.

Rural Residential areas include land that is zoned Special Residential, Special Rural, Farmlet, Hills Landscape Protection and similar zones.

The term 'outbuilding' has the same meaning as that given in *State Planning Policy 7.1 Residential Design Codes Volume 1* (R-Codes), which means an enclosed non-habitable structure that is detached from any dwelling. This includes sheds, workshops, games rooms, green houses and similar structures. For clarity it should be noted that the term includes any attachment including lean-tos or similar structures. It should also be noted that 'garages and carports, designed and used for the parking of motor vehicles are separately defined under the R-Codes and are therefore excluded from the definition of outbuilding.

3.0 Development Approval Requirements

All proposals for domestic outbuildings associated with a single house where they meet all of the objectives and requirements of this policy and any requirement of the Shire's planning framework that may be applicable for a particular site under a Local Planning Scheme, Structure Plan, Local Planning Policy or Local Development Plan are exempt from the need to obtain development approval. The development approval of the Shire will otherwise be required prior to the commencement of construction.

Where approval is required applicants will need to clearly demonstrate that their proposal meets the objectives and requirements of this policy and any other requirement of the Shire's planning framework.

Where there is an inconsistency between this policy and a requirement under a more specific planning framework document for a particular site, the more specific requirement prevails to the extent of any inconsistency.

4.0 Objectives

- 1) To make reasonable provision for the development of domestic outbuildings to serve residents needs in a manner that does not detract from the streetscape, character, amenity or environmental attributes of the surrounding area.
- 2) To ensure that domestic outbuildings are not used for human habitation, commercial or industrial purposes.

5.0 Requirements

5.1 Use

- 5.1.1 Outbuildings are to be designed to be non-habitable and are not to be used for commercial or industrial purposes or human habitation.
- 5.1.2 In Residential areas outbuildings are only to be used for domestic storage or other domestic purposes associated with the dwelling on the same property. In Rural Residential areas outbuildings may be permitted where no dwelling exists on the property, however the outbuilding is only to be used to store equipment associated with the maintenance or other use of the lot and the land owner's domestic storage.

5.2 Siting and Design

- 5.2.1 Outbuildings are not to be located closer to the street than the dwelling on the lot, or within the primary or secondary street setback areas.
- 5.2.2 In Residential areas outbuildings are to be setback a minimum of 0.5 metres from the side or rear boundaries.
- 5.2.3 In Rural Residential areas outbuildings are to be located entirely within any approved building envelope. Where no building envelope exists, outbuildings are to be designed and located in manner that:
- is in accordance with the setbacks applicable to the particular area as stipulated in Local Planning Scheme No 4.
 - is not visually obtrusive from neighbouring properties or the street and does not adversely impact on the landscape character of the surrounding area;
 - does not impact on any native vegetation and other areas of environmental sensitivity.
- 5.2.4 The applicant may be required to plant landscaping or other screening, use certain materials, colours or architectural treatments to assist in reducing the visual impact of the outbuilding.
- 5.2.5 Where the Shire does approve an outbuilding in a location that requires the clearing of native vegetation, only the minimum amount of vegetation necessary for the construction of the outbuilding, associated firebreaks and access is to be cleared and the Shire may require the revegetation of at least an equivalent area of land on the lot.

5.3 Size

- 5.3.1 The height and aggregate area of outbuildings on a lot are not to exceed the following:

Site Area (m ²)	Aggregate Floor Area (m ²)	Maximum Wall Height (metres above natural ground level)	Maximum Ridge Height (metres above natural ground level)
Up to 600	10% of the site area	2.7	4.2
601 – 1,000	75	3.0	4.2
1,001 – 2,000	100	3.0	4.2
2,001 – 5,000	125	3.0	4.2
5,001 – 10,000	150	3.0	4.2
10,001 – 40,000	200	3.6	5.0
Greater than 40,000	300	3.6	5.0

5.4 General

- 5.4.1 A single house must have already been established on the land or be intended to be established on the land concurrent with the construction of the outbuilding, except in rural residential areas.
- 5.4.2 In residential areas an outbuilding may at the discretion of the Shire be constructed on a vacant lot where the owner also owns the abutting lot and where the abutting lot contains a single house, provided the lots are amalgamated or the owner enters into an agreement with the Shire supported by absolute caveat over both lots precluding the sale of either lot unless the outbuilding is removed or a dwelling is constructed on the lot with the outbuilding.
- 5.4.3 Outbuildings are not to reduce the minimum area of open space required for the associated dwelling as specified by the R-Codes.

6.0 Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM11/107 – 28/7/2011	OCM11/142 – 29/9/2011	Adopted
2	OCM22/111 – 29/9/2022	OCM22/141 – 24/11/2022	Amendments Adopted

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