

1. INTRODUCTION

Outbuildings serve a variety of purposes such as garages, sheds, hobby rooms, art studios and storerooms to name but a few. While it is desirable to enable the provision of such facilities at a property, it must be done in an appropriately controlled manner so outbuildings do not detract from the amenity, character and streetscape of an area and are not used contrary to the City's requirements. This policy therefore provides guidance on the design, siting and use of outbuildings.

2. APPLICATION OF POLICY

This policy applies to the design and siting of large and multiple outbuildings in the Residential zone where the Deemed-to Comply requirements of the Residential Design Codes are not met and in the General Rural, Rural Living, Special Rural, Special Residential, Local Centre, District Centre, Strategic Regional Centre and Mixed Business/Residential zones. This policy also applies to the use of outbuildings.

A single outbuilding on any Residential zoned lot of less than 10 sqm in size shall be assessed as per Clause 5.4.3 C3(i)(A) of the Residential Design Codes (Interim R-Codes).

Development on land zoned General Industry, Industrial Business or reserved under the City's Town Planning Scheme is not covered under this policy.

3. POLICY OBJECTIVE

To ensure outbuildings are sited, designed and used in a manner which will not detract from the amenity, character and streetscape of an area.

4. POLICY STATEMENT

4.1 Siting of Outbuildings

The relevant requirements set out in the Town Planning Scheme and where applicable Policy PLN 3.5 will be taken into consideration when the City assesses development applications for outbuildings. In addition, the following requirements are applicable and will also be taken into consideration:

4.1.1 Primary (Front) and Secondary Street Setback

Where a dwelling exists or is proposed in the Residential, Special Residential, Special Rural, Rural Living, Local Centre, Strategic Regional Centre, District Centre or Mixed Business/Residential zone, outbuildings shall not be located forward of the front building line of the dwelling or the required street setback, whichever is the greater.

In exceptional circumstances, outbuildings may be permitted forward of the front building line of the dwelling or the required street setback, where the City

considers the topography or need to retain existing vegetation deem it appropriate, and the visual amenity of the streetscape will not be adversely affected. In such cases, the City may require appropriate screening measures to be implemented.

4.1.2 Side and Rear Boundary Setbacks

Outbuildings may be approved up to a side or rear boundary on Residential zoned lots with a density code of R10 or greater subject to:

- a) The external side of the wall/s facing or on the boundary being finished in face brick, rendered and painted brick or Colorbond any of which shall complement the colours of the dwelling to the City's satisfaction;
- b) The proposal being advertised to the affected adjoining landowner/s and no objection considered by the City as reasonable and justified being received;
- c) The lot's side or rear boundary not adjoining a road classified as District Distributor or higher in the road hierarchy;
- d) The height of the boundary wall being in accordance with the wall heights for each lot size category indicated on Table 1 of this policy;
- e) The length and location of the boundary wall being in accordance with Clauses 5.1.3 C3.2 ii or iii (whichever may apply) of the Residential Design Codes (The wall length is calculated in aggregate with consideration to other boundary walls proposed or existing at the site – The wall location also considers other boundary walls proposed or existing at the site);
- f) The outbuilding not being outside an approved development envelope; and
- g) Compliance with the Building Code of Australia.

4.2 Floor Area of Outbuildings

The maximum aggregate floor area of an outbuilding or combination of outbuildings on any lot may be approved in accordance with the floor areas for each lot size category indicated in Table No.1 of this policy.

Measurement of floor area includes all enclosed roofed areas but excludes areas beneath eaves and verandahs.

4.3 Height of Outbuildings

Outbuildings may be approved having a height in accordance with those for each lot size category indicated on Table 1 of this policy.

The heights indicated on Table 1 shall be measured from the natural ground level immediately below the relevant point on the wall or roof except in the case of lots with modified levels resulting from approved land subdivision wherein height measurements shall be from the approved subdivision levels.

TABLE 1 – Maximum Dimensions for Outbuildings¹

Lot size (m ²)	Less than 600	600 and over	1000 and over	1500 and over	2000 and over	3000 and over	4000 and over	6000 and over	1 ha and over	2ha and over	4ha and over
Floor area² 3											
(m ²)	10% of site area	60	70	80	100	110	130	150	200	250	300
Height											
Top of pitched roof (m)	4.2	4.2	4.2	4.2	4.2	4.2	4.5	4.5	5.0	5.0	5.0
Top of external wall (m)	2.4	2.7	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.6	3.6

¹Table 1 does not apply where land is zoned General Rural and a proposed outbuilding is to be used in pursuance of an approved agricultural activity.

²Note under Scheme Clauses 4.3.2 and 4B.3 maximum total building coverage of 500m² to apply in areas coded R5 or less and in Special Rural, Rural Living and General Rural zones.

³Area limits apply to outbuildings in aggregate

4.4 Use of an Outbuilding

4.4.1 An outbuilding shall be incidental to a dwelling on a lot and shall not be used for commercial or industrial purposes.

4.4.2 An outbuilding shall not be used for habitation in any zone (i.e. people are not allowed to live in outbuildings on a temporary or permanent basis).

4.4.3 The use of an outbuilding shall not adversely impact the amenity of neighbouring properties.

4.4.4 To allow for landowners to store materials in an outbuilding while an approved dwelling on their lot is being constructed, the City may approve an outbuilding without a dwelling on the lot for a period no longer than 24 months subject to the following conditions being met:

- a) The lot being zoned Special Residential, Special Rural, Rural Living or General Rural under the Town Planning Scheme.
- b) Both planning and building approval from the City for a dwelling on the lot being already granted and remaining valid.
- c) The footings and ground level pad of the approved dwelling being fully constructed / installed prior to construction of the outbuilding commencing.
- d) The approved dwelling for the lot being constructed within 24 months of the outbuilding being approved by the City.
- e) The outbuilding complying with all other requirements of this policy.

4.5 Colour and Materials of Outbuildings

The materials and colour of outbuildings shall complement those of the dwelling and the surroundings to the satisfaction of the City, particularly if located forward of the front building line of the dwelling on the lot. This requirement may be met by the outbuilding being constructed with a roof material and colour, wall material and colour and roof pitch which complement approved buildings existing or proposed on the lot.

The City does not support sea containers being used as outbuildings.

Applicants should also refer to Clause 4.9 of Town Planning Scheme No.4 and if applicable Local Planning Policy PLN 3.7 - Araluen Residential Estate.

4.6 Definition

For the purpose of this policy an Outbuilding is defined as:

An enclosed non-habitable building not used for commercial or industrial purposes that is detached from and incidental to a dwelling but does not include sea containers.

D106/6/03	Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04	Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D66/5/08	Development Services Committee 20 May 2008 - Adopted by Council 26 May 2008
D27/4/12	Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
D7/2/14	Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014
D32/8/16	Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 - Revised January 2018 (as per Amendment 86)
D32/5/20	Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020
D9/6/21	Development Services Committee 21 June 2021 – Adopted by Council 28 June 2021