

CD018	OUTBUILDINGS		
POLICY OWNER:	Shire of Carnarvon		
DEPARTMENT:	Regulatory Services		
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CD018 Outbuildings

Purpose

The Shire of Carnarvon features a diverse range of land uses throughout the various zones – many of them requiring outbuildings. A consistent planning tool is required to ensure that the requirements of the community as they pertain to storage and outbuilding are met while balancing the need to maintain amenity.

Policy Objective

Objectives

The objective of this policy is to:

Provide a consistent standard for the development of outbuildings across the Shire that is consistent with Local Planning Scheme No. 13 that takes into account local needs.

Policy Area

All land that covers the district of the Shire of Carnarvon as shown on the Scheme Map.

Policy Statements

1. Definitions

Outbuilding has the same meaning as in the Residential Design Codes of Western Australia (R-Codes):

An enclosed non-habitable structure that is detached from any building.

2. Application

- a. Schedule 5, Cl. 25 of LPS 13 states that the erection of an outbuilding on a Regional Centre, Residential, Rural Residential, Enterprise or Tourism zoned lot is not permitted unless development approval has already been issued for the erection of a single house, grouped dwelling or multiple dwelling on the lot.
- b. Clause 61 of the Planning and Development (Local Planning Scheme) Regulations (2015) specifies that the Residential Design Codes (R-Codes) apply in relation to development of an outbuilding.
- c. All outbuildings proposed on a heritage place require development approval.

- d. Outbuildings are to be constructed of a non-reflective material and colour that matches the dwelling and/or harmonises with the surrounding environment and that does not detract from the visual amenity of the area.
- e. Outbuildings are generally to be sited wholly behind the primary residence.
- f. The combined floor area of existing and proposed outbuildings and the wall and ridge height of proposed outbuildings are not to exceed the maximum standards in the table below. Maximum standards do not override the open space requirements of Table 1 of the R-Codes or any other Scheme requirements. In addition to the requirements for Outbuildings as set out in the R-Codes, the following apply:

Zone	Standard	Maximum
Residential	Area	120 m²
	Wall Height	3.0 metres
Tourism	Overall Height	4.0 metres
Rural Residential	Area	300 m²
	Wall Height	4.5 metres
Enterprise	Overall Height	6 metres
<p>* Wall heights are to be measured from natural ground level.</p> <p>** An increase of up to 10% in floor area may be applied to accommodate variation in design parameters between different shed manufactures.</p>		

- g. The floor area of any approved sea containers will contribute towards the combined maximum floor area of outbuildings contained in this Policy.

2. Neighbour Consultation

If, in the opinion of the Shire, a proposal to erect an outbuilding may have an adverse impact on the amenity of adjoining neighbours or the streetscape, the Shire may elect to consult with adjoining landowners and occupiers.

3. Human Habitation

Permanent or temporary human habitation is NOT permitted within an outbuilding deemed a Class 10 (non-habitable) building under the Building Code of Australia (BCA).