

8.5 OUTBUILDINGS - 'RESIDENTIAL AREAS'

INTRODUCTION

This policy provides direction and guidance on the area and height of outbuildings that the Shire of Dandaragan will permit within Residential areas, inclusive of Beachridge Estate. The policy provides the basis for determining applications for outbuildings that do not meet the Acceptable Development Criteria of the Residential Design Codes.

OBJECTIVE

To provide some flexibility in the requirements for outbuildings in residential areas.

To ensure that the performance provisions of the Residential Design Codes are appropriately addressed.

To improve customer service standards through the timely processing of planning and building applications for outbuildings

To provide outbuilding development criteria pending the adoption of a planning policy.

DEFINITIONS

'Carport' is a roofed, open or semi-enclosed structure for the purpose of sheltering of motor vehicles which is attached to, or adjacent to, a primary residence.

'Garage' is an enclosed structure designed for the secure storage of motor vehicles, designed to accommodate one or more motor vehicles.

'Outbuilding' is a detached building not intended for human habitation, but forms an accessory to the principal residence.

'Residential Area' is an area with a density zone of Residential R20 or less.

STATUTORY POWERS

This policy is made pursuant to Clause 7.3.1 of the Residential Design Codes.

In accordance with the provisions of the Residential Design Codes (Section 5.4.3 - Outbuildings), where an outbuilding exceeds an area of 60m² (or 10% of the site area, whichever is the lesser) or has a wall height greater than 2.4m or a ridge height greater than 4.2m, Council's approval should be sought under the performance criteria.

The performance criteria relative to outbuildings (Clause 5.4.3) states:

"Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties."

This policy does not alter or change in any way the acceptable performance criteria of the Residential Design Codes.

POLICY STATEMENT

Carports and Garages

1. All garages and carports shall not exceed a floor area of 40m², a wall height of 3.0m or a ridge height of 4.5m.
2. The Council may consider applications for carports and garages that exceed the size limitations defined in Part 1, where the following criteria are, in the opinion of Council, satisfactorily addressed;
 - a) the garage or carport is attached to and forms part of the adjoining dwelling;
 - b) the garage or carport is situated under the roof line of the adjoining dwelling;
 - c) the garage or carport is located at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony);
 - d) the garage or carport will not have an impact on the streetscape or amenity of the area; and
 - e) the garage or carport complies with any design guidelines adopted by Council.
3. All carports and garages shall be constructed of materials that match or complement the dwelling on the site.
4. The use of zincalume wall cladding in garages and carports will not be permitted.

Outbuildings

5. An outbuilding within a Residential area shall be deemed as meeting the design principles criteria of section 5.4.3 P3 of the Residential Design Codes where the following area and height requirements can be achieved:

Outbuilding External Appearance	Permitted Area of Outbuilding	Permitted Wall Height	Permitted Ridge Height
Reflective Cladding	12m ²	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m ² , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *

* Note that total wall / ridge heights are measured from the ground level at the closest common boundary

6. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the Design Principles contained in section 5.4.3 P3 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
7. All outbuildings are to otherwise maintain a minimum rear / side setback in accordance with the Residential Design Codes Tables 2a and 2b. Any variation to these setback requirements will require the submission of a Planning Application with adjoining property owner comment for a council decision.
8. Where a parapet/boundary wall is proposed (ie a wall within 750mm of a boundary), a maximum wall height of 3.0m and length of 9m will apply. Any variation to this requires comment from the affected adjoining property owner/s for a Council decision
9. This policy does not exempt compliance with all other requirements of the Residential Design Codes (2002) and any other policy of Council.
10. A wall height in excess of 3.6m (to a max. of 3.9m) to the top of a skillion or curved type of roof construction may be permitted at the discretion of the Shire Building department where the following criteria can be achieved;
 - the higher end of the sloping wall is adequately screened from the roadside;

- the higher wall is orientated away from the closest common boundary/s;
 - the skillion roof is pitched between the lesser wall span; and
 - boundary setbacks are as per clause 7.
11. A Building application will not be approved for an outbuilding on a vacant residential property, unless said property has a substantially commenced dwelling onsite.
 12. All outbuildings must be located behind the existing dwelling on a property or as pursuant to clause 13.
 13. Applications to locate outbuildings adjacent but not forward of an existing dwelling will be considered for approval dependant on the written comment of adjoining property owners and the structure being of matching construction to the dwelling.
 14. The wall and roofing materials used in the outbuilding should match or complement the existing dwelling on the property.
 15. Any proposed shed outbuildings with a floor area of 9sqm or less and a wall height of 2.1m or less are exempt from needing Shire building approval.
 16. Council will take into account the rural amenity of the townsites of Badgingarra and Dandaragan when outbuildings are considered, that do not comply with the requirements under table 5.