



POLICY

TITLE:	OUTBUILDINGS	CODE:	SRS239
PURPOSE or OBJECTIVE:	To inform owners and applicants of the development criteria against which the City will assess outbuildings that are subject to this policy.		
REFERENCE DOCUMENTS:	City of Canning Town Planning Scheme No.40 State Planning Policy 3.1 – Residential Design Codes (2 August 2013)		

POLICY STATEMENT

The City will apply the criteria defined in this policy when assessing outbuildings in the Residential, Special Residential/Kennels and Rural Zones of the City of Canning.

1. Scope

This Policy applies to the design and siting of outbuildings in the Residential, Special Residential/Kennels and Rural Zones.

2. Definitions

<i>complementary and compatible colours and material</i>	In the context of outbuilding construction material means colours and materials that are complementary and compatible with those of the existing or proposed dwelling, but not necessarily identical to the dwelling in every respect.
<i>maximum floor area</i>	where referred to in clause 4, Table 1A or 1B, means the total floor area of all existing and proposed outbuildings on a property.
<i>outbuilding</i>	has the meaning defined in State Planning Policy 3.1 – Residential Design Codes (2 August 2013) i.e. “an enclosed non-habitable structure that is detached from any dwelling, but not a garage.”
<i>street setback area</i>	has the meaning defined in State Planning Policy 3.1 – Residential Design Codes (2 August 2013) i.e. “The area between the street alignment and the street setback line as set out in Tables 1 and 4 or as established in a particular case in accordance with the provisions of design element 5.2 or 6.2.”

3. Objectives

The objectives of the Policy are:

- (1) To ensure that the Performance Criteria of the Residential Design Codes (R-Codes) and relevant development provision of TPS 40 are appropriately addressed;
- (2) To ensure that outbuildings are appropriately located on premises;
- (3) To preserve and enhance the amenity of the area and to limit the visual impact of outbuildings by controlling building bulk (size and height);
- (4) To ensure that materials used, and the design of outbuildings are of an acceptable standard; and
- (5) To improve customer service standards through the timely processing of applications for outbuildings.

4. Development Criteria

- (1) Table 1A and 1B prescribe the development criteria for which all outbuildings subject to this Policy are to be assessed. Columns B and C represent the varied deemed-to-comply requirements to that contained in the R-Codes.
- (2) Outbuildings that propose variations to the criteria specified in Columns B or C of Table 1A or 1B, need to demonstrate compliance with the Design Principles specified in Column D. These applications will be advertised for public comment in accordance with Clause 5.0 of this Policy before being determined.

TABLE 1A RESIDENTIAL ZONES

Column A – Applicable Lot Size	Column B – Maximum Dimensions for approval without advertising			Column C – Deemed-to-comply requirements to be met without advertising	Column D – Design Principles applicable to variations to Column B & C (neighbour consultation required)
	Floor Area	Wall Height	Ridge Height		
Up to 600m ²	60m ² or 10% ¹	2.4m	4.2m	The proposed outbuilding/s: a) are not attached to a dwelling; b) are non-habitable; c) are not within the primary street setback area; d) do not result in the non-compliance with open space provisions set out in table 1 of the R-Codes; e) setback in accordance with the Deemed-to-comply requirements of the R-Codes; and f) comply with Column B.	a) Design Principles to be satisfied in accordance with Clause 5.4.3 or 6.4.4 (whichever is applicable) of the R-Codes: i. outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties. b) The outbuilding does not cause detrimental impact on the amenity of adjoining properties; c) The bulk and scale of the outbuilding is consistent with the built form for the locality; d) The outbuilding/s are consistent with the Objectives of this Policy and the purpose and intent of the applicable zone; and e) The outbuilding/s are constructed on material consistent with the character of the rural area.
601-800m ²	80m ²	2.7m	4.2m		
801-1000m ²	90m ²	3.0m	4.8m		
1001-2000m ²	100m ²				
2001-4000m ²	130m ²				
4001-5000m ²	150m ²				
Over 5000m ²	170m ²	3.5m	4.5m		

¹ The site area collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is lesser.

TABLE 1B SPECIAL RURAL AND SPECIAL RESIDENTIAL/KENNELS ZONES

Column A – Applicable Lot Size	Column B – Maximum Dimensions for approval without advertising			Column C – Deemed-to-comply requirements to be met without advertising	Column D – Design Principles applicable to variations to Column B & C (neighbour consultation required)
	Floor Area	Wall Height	Ridge Height		
Up to 2000m ²	100m ²	3.0m	4.8m	The proposed outbuilding/s: a) are not attached to a dwelling; b) are non-habitable; c) are not within the primary or secondary street setback area; d) are setback from the side and rear boundaries in accordance with Part VIII – Rural Development of TPS 40; e) are constructed of a style, colours and materials complementary to and compatible with the existing or proposed dwelling. f) comply with Column B.	a) Design Principles to be satisfied: i. The outbuilding does not cause detrimental impact on the amenity of adjoining properties; ii. The bulk and scale of the outbuilding is consistent with the built form for the locality; iii. The outbuilding/s are consistent with the Objectives of this Policy and the purpose and intent of the applicable zone; iv. The outbuilding/s are substantially screened by existing vegetation or can be adequately screened by additional landscaping through appropriate planning conditions; v. The outbuilding is not used for commercial purposes unless specific approval is granted by Council; and vi. The outbuilding/s are constructed with materials consistent with the character of the rural area.
2001-4000m ²	130m ²				
4001-5000m ²	150m ²				
5001m ² – 1ha	180m ²	4.0m	5.0m		
Over 1 ha but less than 2.0ha	240m ²				
Over 2.0ha	300m ²				

5. Neighbour Consultation

- (1) Outbuildings that do not comply with the criteria specified on Columns B or C of Table 1 will be advertised for public comment before being determined.
- (2) All neighbourhood consultation is required to be undertaken for a period of at least fourteen (14) days in accordance with Clause 5.0 of Local Planning Policy – Residential Development SRS227 (dated 26 June 2012) unless prior consent is obtained according to Column D above.

GOVERNANCE REFERENCES

Statutory Compliance	City of Canning Town Planning Scheme No.40 – Clause 2.7.12
Process Links	N/A

POLICY ADMINISTRATION

Directorate		Officer Title	Authority to Approve
Development and Regulation		Director Development and Regulation	Council
Version	Decision Reference	Synopsis	Delegation No
1	April 2015	Policy reformatted to new template	
1	22 June 2015	Approved (administratively)	