

PS12 – Outbuildings and Farm Buildings



April 2016

An **outbuilding** is any enclosed non-habitable structure that is detached from any dwelling and includes but is not limited to a shed, garage, or the like, provided that is not connected to the main dwelling and is ancillary to the primary authorised use of the property. Outbuildings are also classified as a Class 10a (non-habitable) structure under the Building Code of Australia. It is important to note that sheds used for commercial or industrial purposes are not classified as outbuildings. **Farm buildings** are defined under [Local Planning Scheme no.1](#) (click link, click on “all categories drop down list” and select Local Planning Scheme) as buildings and structures or part of buildings and structures that are used for the storage of farm machinery and equipment and agricultural produce grown on the land.

Is planning approval required?

Outbuildings and Farm Buildings, which comply with the acceptable development standards of the Shire’s [Local Planning Policy 1 - Outbuilding, Farm Buildings and Swimming Pools Policy](#) (LPP1) (click link, click on “all categories drop down list” and select Policy – Sustainable Development) and the “deemed to comply” requirements of the Residential Design Codes, are generally exempt from planning approval and will only require a building license. Where a proposed development does not comply with the acceptable development standards under LPP1, the provisions of Local Planning Scheme No. 1 and the Residential Design Codes (R Codes) then planning approval may be required. To ensure that you comply with the relevant requirements you will need to check the zoning and whether the height, floor area and setbacks of the outbuilding or farm building you propose to build complies with the development standards which apply to your property.

The zoning of a property is obtained by referring to the Scheme maps that are available from the Shire of Augusta Margaret River website (<http://www.amrshire.wa.gov.au/interactive-shire-maps/>). The requirements for each zone are outlined below:

Residential land

Outbuildings on ‘Residential’ lots must comply with the following provisions of the R Codes to be exempted from planning approval:

- A minimum one metre setback from side and rear boundaries (note that in some instances, depending on the density code, a greater setback may be required);
- A maximum wall height of 3.1m with a maximum roof/ridge height of 4.2m (LPP1) (has been endorsed by the WAPC allowing a wall height of 3.1m as a “deemed to comply” standard);
- A maximum total floor area of not more than 60m²;
- Must not be habitable; and
- The outbuilding must also comply with any other relevant R Code provisions including overshadowing.

Rural Residential

Outbuildings on Rural Residential zoned land must comply with the following requirements to be exempted from planning approval:

- A total of two outbuildings with a maximum combined floor area of 80m²;
- A maximum wall height of 3.5m with a maximum roof/ridge height of 4.5m ;
- The outbuilding/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Materials and colours are required to protect the rural amenity of the locality. Reflective colours and materials may not be supported, especially if the property is located within the Shire's Visual Management zone 'A'. The Shire's Planning Department can be contacted for more information on this;
- The outbuilding must be located in the building envelope if one applies;
- Setbacks from watercourses must be at least 30m unless determined otherwise by the Shire; and
- If there is no building envelope, the default building envelope is, under the provisions of the Local Planning Scheme No.1, an area of 2,000m² measured from the central point of a dwelling on the lot, or in situations where there is not a dwelling on a lot, from the central point of the building closest to the centre of the lot. Any new development proposed outside the default building envelope area would require a building envelope variation.

General and Priority Agriculture

Outbuildings on General and Priority Agriculture zoned must comply with the following requirements to be exempted from planning approval;

- A maximum combined floor area of 120m² for all outbuildings;
- A maximum wall height of 7m with a maximum roof/ridge height of 8m;
- The outbuilding/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Reflective materials may not be supported, especially if the property is located within the Shire's Visual Management zone 'A'. The Shire's Planning Department can be contacted for more information on this ;
- The outbuilding must be located in the building envelope if one applies; and
- Any outbuilding must be setback at least 60m from any lot boundary along Caves Road, Bussell Hwy and Brockman Hwy or 30m from any other road. The outbuilding must also be setback 20m from any side or rear boundary.

Farm buildings must comply with the following design standards to be exempted from planning approval:

- A maximum combined floor area of 300m²;
- A maximum height of 11m;
- The farm building/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Reflective materials may not be supported, especially if the property is located within the Shire's Visual Management zone 'A'. The Shire's Planning Department can be contacted for more information on this; and
- Any farm building outbuilding must be setback at least 60m from any lot boundary along Caves Road, Bussell Hwy and Brockman Hwy or 30m from any other road. The outbuilding must also be setback 20m from any side or rear boundary.

(For outbuilding/farm building proposals in any other zones not specified on this Information Sheet, please contact the Shire's Planning Department to establish the relevant design and development requirements).

How do I apply for planning approval?

You will need to complete a planning application form and the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations from the Scheme and/or any relevant Policy. The application will not be accepted if this information is not attached.

Is there anything else?

It is important to note that planning approval is also required for any outbuilding that is located on a Heritage listed property or within any Special Control Area as identified in Local Planning Scheme no.1. These areas include Flinders Bay, Molloy Island, Gnarabup and the Ten Mile Brook Water Catchment Area. Furthermore, any outbuilding that does not comply with an Outline Development Plan or Structure Plan may also require planning approval. If you are unsure of the development standards which apply to your property or you need any assistance when preparing your application, you can contact the Shire's Planning Department at (08) 9780 5220.

All outbuildings also require a building license. Further information regarding a building license can be obtained from the Shire's Building Department on (08) 9780 5228.

Please be aware that it is illegal to use an outbuilding for habitable purposes unless approved by the Shire. Penalties may apply if an outbuilding is used either as ancillary accommodation or for short term accommodation without approval.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.