



Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools

AMRShire Local Planning Policy

August 2016

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies.

1.0 Introduction

This Local Planning Policy is to be read in conjunction with the Explanatory Guidelines which support and explain the detail contained in the Local Government's Local Planning Policies.

This Local Planning Policy provides a framework for the assessment and determination of applications for farm buildings, swimming pools and for outbuildings on developed land, with regard to the provisions in the R-Codes and in accordance with the purpose and provisions of the Scheme. This policy is created under the Deemed Provisions of *Local Planning Scheme No. 1*.

2.0 Objectives

- (a) Timely processing of applications for planning approval for outbuildings, swimming pools and farm buildings that are in accordance with this Local Planning Policy.
- (b) Buildings located in proximity to, or clustered with, the main/habitable structure(s).
- (c) Buildings constructed in colours and of materials that complement the existing dwelling, the landscape and/or the amenity of the surrounding area.
- (d) Buildings which are ancillary to the main dwelling or principal land use on the site.
- (e) Buildings of a form and scale consistent with the purpose of the zone in which they are located.

3.0 Scope

This Local Planning Policy administers provisions for outbuildings and swimming pools on Future Development, Residential, Rural Residential, Priority Agriculture and General Agriculture zoned land. This Local Planning Policy also sets out provisions for farm buildings on Priority Agriculture and General Agriculture zoned land.

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3.1 Limitations

This Local Planning Policy does not apply to the following:

- (a) Outbuildings equal to or less than ten square metres in size, which are considered below a threshold of 'development' and so exempt from the need to obtain planning approval; and
- (b) Outbuildings or farm buildings in zones not mentioned in Part 3, which are to be considered on their merit under the general provisions of the Scheme.

3.2 Restrictions

- (a) Outbuildings on vacant Future Development and Residential zoned land to which a building permit for a dwelling has *not* been granted will not be supported; and
- (b) Outbuildings used or capable of use for permanent occupation, except for an approved home occupation or cottage industry, will not be supported.

4.0 Interpretation

- (a) Land Use Definitions

'Outbuilding' means an enclosed non-habitable structure that is detached from any dwelling and for the purposes of this policy includes a water tank.

'Farm building' means those buildings and structures or parts of buildings and structures that are used for the storage of farm machinery and equipment and agricultural produce grown on the land.

5.0 Policy Measures

Note: Outbuildings, Swimming Pools and Farm Buildings that meet the Acceptable Development Criteria of this Policy exempt from the need to obtain planning approval - refer to clause 61 of the Deemed Provisions of the Scheme.

Performance Criteria	Acceptable Development
Element: Outbuildings and Swimming pools	
PC1.1 Outbuildings that are/can be adequately screened from view, or are otherwise an appropriate form and scale, and in an appropriate location, consistent with the visual management guidelines of the Local Planning Strategy.	Future Development and Residential Zones ¹ AD1.1 Outbuildings consistent with the deemed to comply requirements under clauses 5.4.3 and 6.4.4 of the R Codes, with the exception of wall height.
PC1.2 Outbuildings constructed of colours and materials that complement the landscape and/or the amenity of the surrounding area.	AD1.2 Outbuildings that do not exceed a wall height of 3.1m.
PC1.3 Outbuildings that will not have an adverse impact to or detract from the streetscape or amenity of neighbouring	AD1.3 Where a dwelling does not have an attached garage, the calculation of the total outbuilding floor area will not include the area of any detached garage or carport that is no greater than 45sqm in size nor any water tank.

¹ For the Future Development and Residential zones this Local Planning Policy augments the deemed-to-comply standards C3 & C4 provided in the R Codes at clause 5.4.3 and 6.4.4 in relation to wall height.

Performance Criteria	Acceptable Development
<p>properties.</p> <p>PC1.4 Outbuildings that, where practical, are grouped with the residence to limit potential adverse visual impacts.</p>	<p>AD1.4 Outbuildings located behind the front of an existing dwelling and where applicable within the prescribed building envelope</p> <p>Rural Residential Zone</p> <p>AD1.5 Where a dwelling does not have an attached garage, the calculation of the total outbuilding floor area will not include the area of any detached garage or carport that is no greater than 45sqm in size, nor any water tank.</p> <p>AD1.6 A single outbuilding or a total of two outbuildings that collectively is no greater than 80sqm in size on any one site excluding water tank(s).</p> <p>AD1.7 Outbuildings that do not exceed a wall height of 3.5m.</p> <p>AD1.8 Outbuildings that do not exceed a ridge height of 4.5m.</p> <p>AD1.9 Outbuildings ancillary to the residential use of the land.</p> <p>AD1.10 Outbuildings and swimming pools located behind the prescribed street setback and where applicable within the prescribed building envelope.</p> <p>Priority and General Agriculture Zones</p> <p>AD1.11 Where a dwelling does not have an attached garage, the calculation of the total outbuilding floor area will not include the area of any detached garage or carport that is no greater than 45sqm in size, nor any water tank.</p> <p>AD1.12 A total outbuilding floor area that is no greater than 120sqm on any one site excluding water tank(s).</p> <p>AD1.13 Outbuildings ancillary to the residential use of the land.</p> <p>D1.14 Swimming pools and outbuildings located behind the prescribed street setback.</p>

Performance Criteria	Acceptable Development
Element: Farm Buildings	
<p>PC1.5 Farm buildings that are/can be adequately screened from view, or are otherwise an appropriate form and scale, and in an appropriate location, consistent with the visual management guidelines of the Local Planning Strategy.</p>	<p>Priority and General Agriculture Zones</p> <p>AD1.13 A total farm building floor area no greater than 300sqm on any one site.</p> <p>AD1.14 Farm buildings necessary for the management and conduct of rural practices.</p>
<p>PC1.6 Farm buildings constructed of colours and materials which complement the landscape and/or the amenity of the surrounding area.</p>	<p>AD1.15 Farm buildings ancillary to a legally existing rural use.</p>
<p>PC1.7 Farm buildings that will not have an adverse impact on or detract from the amenity of neighbouring properties.</p>	<p>AD1.16 Farm buildings designed and located to achieve any visual management objectives which apply to the area.</p>
<p>PC1.8 Farm buildings that are of a scale consistent with the size of the lot on which it is proposed.</p>	

Adopted by Council:	25 September 2013 (decision OM1309/23)
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