



Council Policy

Outbuildings

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102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Applies to: Outbuildings in Residential, Residential Development, Future Urban, Special Residential, Special Rural, Yakamia Creek, Conservation and Rural zones.

1.0 Background

Outbuildings are Class 10a buildings under the Building Code of Australia (1996), which are not substantially connected to a dwelling. The City of Albany knows that families have varying needs for outbuilding space (areas and heights) for garaging of vehicles, storage of boats, caravans and other items, domestic workshops, games rooms, studios, stables, etc. As a general rule people expect to be able to have larger outbuildings on larger lots.

The City is also aware that in some instances outbuildings may result in problems including:

- Use of outbuildings for illegal commercial or industrial purposes, which may result in adverse noise, traffic, and visual impacts for neighbours and the locality. With the exception of those used for commercial farming purposes on rural lots, or approved home businesses, outbuildings may only be used for domestic purposes.
- Illegal use of outbuildings as residences, which often incorporate inadequate health and building standards for human habitation.
- Unlike most dwellings, outbuildings are usually very bland metal clad structures devoid of architectural features such as windows, verandas, etc. Construction of large and/or high sheds may have adverse impacts on visual character of streets and neighbourhoods, neighbours and scenic rural or coastal landscapes.
- When outbuildings incorporate reflective materials such as zincalume and are sited in visually prominent locations there is greater potential for adverse impacts on the landscape, and in some instances reflection can cause a serious nuisance for surrounding/nearby residents.

2.0 Aim

The aim of the City of Albany's Outbuildings Policy is:

To achieve a balance between providing for the various legitimate needs of residents for outbuildings, and minimising any adverse impacts outbuildings may have on neighbours, a street, a neighbourhood or locality, or the City as a whole.

3.0 Specific Policy Requirements

The specific policy objectives and requirements for the different zones are set out in Table 1.

4.0 Application Details

Applications for outbuildings must include the following:

1. Completed Building Licence or Planning Scheme Consent application form (refer Table 1);
2. Details of intended uses of the outbuilding;
3. Scale site plan showing contours, existing buildings, area of outbuilding and setbacks; and
4. Plans and elevations detailing the area, wall and ridge heights and the cladding materials and colours to be used.

5.0 Definitions

“Outbuilding” - for the purpose of this policy “outbuilding” means any Class 10a building under the Building Code of Australia (1996) Volume 2, which is not substantially connected to a dwelling.

“Reflective materials” - include factory applied finishes such as zincalume, galvabond and light colorbond colours such as white, off-white and smooth cream.

6.0 Interpretations

“Height” – the height of the outbuilding is to be measured vertically from the natural ground level, as per the measuring criteria stipulated in the Residential Design Codes (2002), and not the proposed finished floor level of the outbuilding.

Table One – Outbuilding Requirements

| Zoning | Max. Wall Height | Max. Ridge Height | Max. Floor Area (combined floor area of all outbuildings on lot) | Special Requirements |
|---|------------------|-------------------|--|--|
| Residential / Future Urban / Residential Development Zone (Lots less than 1000m ²) | 3 metres | 4.2 metres | 100m ² | If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required. |
| Residential / Future Urban / Residential Development Zone (Lots 1000m ² – 4000m ²) | 3 metres | 4.2 metres | 120m ² | If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required. |
| Residential / Future Urban / Residential Development Zone (Lots greater than 4000m ²) | 3.5 metres | 4.2 metres | 140m ² | If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required. |
| Yakamia Creek Zone | 3.5 metres | 4.5 metres | 120m ² | If floor area exceeds 100m ² the use of non-reflective materials is required. |
| Conservation Zone | 3.5 metres | 4.5 metres | 140m ² | Refer relevant planning scheme requirements for siting and materials. |
| Special Residential Zone (Lots less than 4000m ²) | 4.2 metres | 4.8 metres | 120m ² | Refer relevant planning scheme requirements for siting and materials. |
| Special Residential (Lots greater than 4000m ²) | 4.2 metres | 4.8 metres | 140m ² | Refer relevant planning scheme requirements for siting and materials. |
| Special Rural Zone (Lots less than 2ha) | 4.2 metres | 4.8 metres | 160m ² | Refer relevant planning scheme requirements for siting and materials. |
| Special Rural Zone (Lots greater than 2ha) | 4.2 metres | 4.8 metres | 180m ² | Refer relevant planning scheme requirements for siting and materials. |
| Rural Zone (Lots less than 2ha) | 4.2 metres | 4.8 metres | 180m ² | The siting of the outbuilding away from more obtrusive locations. |
| Rural Zone (Lots greater than 2ha) | | | | The siting of the outbuilding away from more obtrusive locations. |

7.0 Planning Scheme Consent

Planning Scheme Consent will only be required where the above criteria cannot be complied with. Any variations to the above Policy will require the

applicant to demonstrate exceptional circumstances as to why the policy should be relaxed with the proposal being presented to an ordinary meeting of Council