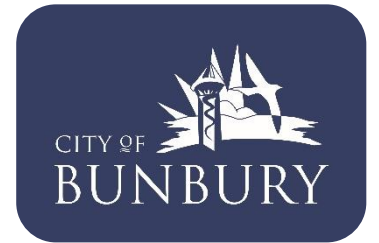


Local Planning Policy 3.4

Outbuildings and Minor Structures



1.0 Citation

This Local Planning Policy is prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

2.0 Introduction

This policy provides guidance and development standards in relation to outbuildings and minor structures (carport/patio) on matters of design, scale, and amenity. The provisions of this policy vary the deemed-to-comply requirements of State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes) in relation to building height, size and setbacks for outbuildings and other minor structures.

3.0 Objectives

- a. To provide a consistent approach to the planning assessment of development applications for outbuildings and minor structures.
- b. To set out the desired built form, including siting, design and appearance of outbuildings and minor structures.
- c. To ensure outbuildings and minor structures do not detract from the streetscape or amenity of neighbouring properties.
- d. To ensure outbuildings and minor structures are commensurate in scale, bulk, and height to dwelling and lot size, and meet community expectations regarding building appearance and use.

4.0 Applications subject of this Policy

- 4.1 This policy applies to all outbuildings and minor structures where the R-Codes apply.
- 4.2 Where a proposal relates to a heritage-protected place, the standards and requirements of the City's local planning policies relevant to heritage conservation shall prevail over any inconsistency.

5.0 Exemptions from Development Approval

- 5.1 Except for properties located in a heritage-protected place, a development that complies with the deemed-to-comply requirements of the R-Codes, as modified by this policy, does not require development approval.

6.0 Policy Provisions

Minor Structures (Carports/Patios)

6.1 Minor structures that are compliant with Table 1a or Table 1b below do not require development approval. Any variations are to be considered under Section 7 of this Policy.

Table 1a: Development Standards for Minor Structure (Carport)

Column A	Column B
Maximum Height	Development Standards
1. Maximum wall/pole height of 3.0m. 2. Maximum roof height of 4.2m.	a. primary street and secondary street setbacks comply with clause 5.1.2 and 5.2.1 of the R-Codes. b. comply with the open space requirements of Table 1 of the R-Codes. c. lot boundary setbacks may be reduced to nil to the posts where the carport is: <ul style="list-style-type: none"> (i) not more than 10m in length and 3m in height (ii) located behind the primary street setback, and (iii) eaves, gutters and roofs setback at least 450mm from the lot boundary <p>Note: As per clause 5.2.1 of the R-Codes, the setback of carports may be reduced by up to 50% of the primary street setback where the width of the carport is no more than 60% of the frontage, the roof pitch, colours and materials are compatible with the dwelling, the carport is setback 1.0m from the side lot boundary, and the structure provides an unobstructed view to the dwelling.</p>

Table 1b: Development Standards for Minor Structure (Patio)

Column A	Column B
Maximum Height	Development Standards
1. Maximum wall/pole height of 3.0m. 2. Maximum roof height of 4.2m	a. primary and secondary street setbacks comply with clause 5.1.2 and 5.1.3 of the R-Codes. b. comply with the open space requirements of Table 1 of the R-Codes. c. At least two thirds of the required outdoor living area without permanent roof cover. d. lot boundary setback may be reduced to nil to the posts where the patio is: <ul style="list-style-type: none"> (i) not more than 10m in length and 3m in height (ii) located behind the primary street setback, and (iii) eaves, gutters and roofs setback at least 450mm from the lot boundary

Outbuildings

6.2 Outbuildings that are compliant with Table 2: Maximum Height and Area of Outbuildings, do not require development approval. Any variations are to be considered under Section 7 of this Policy.

Table 2: Maximum Height and Area of Outbuildings

Column A	Column B	Column C	Column D	Column E
Lot Size	Maximum Wall Height (m)	Max Ridge Height (m)	Maximum Collective Area of Outbuildings (m ²)	Development Standards
< 300m ²	2.7	4.2	35	Outbuildings a. are not attached to a dwelling. b. are non-habitable. c. are not located within the primary or secondary street setback area. d. do not reduce the amount of open space or outdoor living area required in Table 1 of the R-Codes. e. setback in accordance Table 2a of the R-Codes.
301m ² – 400m ²	2.7	4.2	45	
401m ² – 500m ²	3.0	4.2	55	
501m ² – 600m ²	3.0	4.2	65	
601m ² – 700m ²	3.0	4.5	70	
701m ² – 800m ²	3.0	4.5	75	
> 801m ² –	3.0	4.5	80	

Note: Building and Environmental Health Advice

A Building Permit may be required prior to the construction of an outbuilding or minor structure. Applicants are advised to contact the City of Bunbury’s Building Department to discuss the requirements of the Building Code of Australia (BCA).

Buildings are to be setback from onsite wastewater management systems in accordance with Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.

Restriction of Use

- 6.3 The erection of a minor structure or outbuilding on vacant land in residential areas is not permitted.
- 6.4 Outbuildings and minor structures shall be used for purposes incidental to the use of the dwelling for residential purposes.

7.0 Variations of Development Requirements

- 7.1 In exercising any discretion, the Local Government is to ensure that the variation meets the objectives of the Local Planning Policy and the relevant Design Principles of the following R-Codes clauses:
 - a. Clause 5.1.2 Street setback
 - b. Clause 5.1.3 Lot boundary setback
 - c. Clause 5.1.4 Open space
 - d. Clause 5.2.1 Setback of garages and carports
 - e. Clause 5.3.1 Outdoor living areas
 - f. Clause 5.4.3 Outbuildings

7.2 Where advertising is required to be undertaken or is deemed to be required due to impacts on residential amenity and streetscape, advertising will be undertaken in accordance with Part 4 of the R-Codes.

8 Meaning of Terms

Attached to the dwelling	Means a building that is designed to be integrated with the existing dwelling. Compliance with the definition will be at the discretion of the City having regard to the extent of any physical attachment, functional relationship, and design. Design is to be complementary and compatible to the existing dwelling (i.e., similar roof pitch, and colours and materials to match existing dwelling).
Minor Structure	<p>Carport <i>A roofed structure designed to accommodate one or more motor vehicles unenclosed except for the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable</i></p> <p>Patio <i>An unenclosed structure covered in water impermeable material which may or may not be attached to the dwelling.</i></p>
Heritage Place	Means a place that is on the heritage list or located in a heritage area.
R-Codes	State Planning Policy 7.3 – Residential Design Codes Volume 1.
Outbuilding	<p>As defined by the R-Codes:</p> <p><i>An enclosed non-habitable structure that is detached from any dwelling.</i></p>
Walls up to the boundary (nil setback)	For the purposes of this policy, shall be any wall, column, or post within 1.0m of a side or rear boundary.

Responsible Department	City Growth
LPP Category	Development and Engineering
Adoption Date (original)	18 August 2009, Reviewed 7 June 2011
Adoption Date (amended)	14 December 2021
Review Date	
Superseded Policy	5.7