

Attachment 1
Shire of Boddington – Local Planning Policy No. 7 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.

Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS2, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 7.1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Residential	<p>Outbuildings which do not exceed 60m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 60m² are classified as “oversize” and require a Planning Application.</p> <p>Maximum floor area: 100m²</p>	<p>Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres are classified as “overheight” and require a Planning Application.</p> <p>The maximum wall height is 4.0 metres and the maximum ridge height is 6.0 metres.</p>	<p>Outbuildings that comply with the setback requirements of the <i>Residential Design Codes of Western Australia</i> (R Codes) do not require a Planning Application, provided other considerations are met.</p> <p>Outbuildings that do not comply with the setback requirements of the R Codes require a Planning Application.</p>	<p>The Council supports colours that are compatible with the amenity of the area, and supports zincalume except where the outbuilding is forward of the dwelling.</p>	<p>The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy. Proposals for an outbuilding on a vacant lot will require a Planning Application.</p> <p>No Planning Application is however required where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

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Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Special Residential	<p>Outbuildings which do not exceed 60m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 60m² are classified as “oversize” and require a Planning Application.</p> <p>Maximum floor area: 200m²</p>	<p>Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres are classified as “overheight” and require a Planning Application.</p>	<p>Outbuildings that are up to 10 metres from the front property boundary will be advertised for comment.</p>	<p>The Council supports colours that are compatible with the amenity of the area.</p> <p>The Council does not support the use of zincalume for outbuilding walls. Applications proposing zincalume on outbuilding walls will be advertised for comment.</p>	<p>The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy. Proposals for an outbuilding on a vacant lot will require a Planning Application.</p> <p>No Planning Application is however required where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

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Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Rural Residential	<p>Outbuildings which do not exceed 80m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 80m² are classified as “oversize” and require a Planning Application.</p> <p>Maximum floor area: 300m²</p>	<p>Outbuildings that have a wall height that does not exceed 5.0 metres and/or a ridge height that does not exceed 7.0 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 5.0 metres and/or a ridge height above 7.0 metres are classified as “overheight” and require a Planning Application.</p>	<p>Outbuildings that are located within approved building envelopes do not require a Planning Application, provided other considerations are met.</p> <p>Outbuildings that are located outside of approved building envelopes require a Planning Application and will generally be advertised for comment.</p>	<p>The Council supports colours that are compatible with the amenity of the area.</p> <p>The Council does not support the use of zincalume for outbuilding walls. Applications proposing zincalume on outbuilding walls will be advertised for comment.</p>	<p>The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy. Proposals for an outbuilding on a vacant lot will require a Planning Application.</p> <p>No Planning Application is however required where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

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Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 7.1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Rural Small Holding	<p>Outbuildings which do not exceed 100m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 100m² are classified as “oversize” and require a Planning Application.</p> <p>Maximum floor area: no maximum limit provided the outbuilding is located in the building envelope.</p>	<p>Outbuildings that have a wall height that does not exceed 7.0 metres and/or a ridge height that does not exceed 9.0 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 7.0 metres and/or a ridge height above 9.0 metres are classified as “overheight” and require a Planning Application.</p>	<p>Outbuildings that are located within approved building envelopes do not require a Planning Application, provided other considerations are met.</p> <p>Outbuildings that are located outside of approved building envelopes require a Planning Application and will generally advertised for comment.</p>	<p>The Council supports colours that are compatible with the amenity of the area and will allow the use of zincalume.</p>	<p>The Council will consider on its merits approving an outbuilding prior to a dwelling being approved and constructed. Proposals for an outbuilding in advance of a dwelling being approved and constructed will require a Planning Application.</p> <p>No Planning Application is however required where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p>	<p>The Council will consider on its merits an outbuilding being converted to a dwelling.</p>

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Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS2, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 7.1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Rural	<p>Outbuildings which do not exceed 150m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 150m² are classified as “oversize” and require a Planning Application.</p> <p>Maximum floor area: No maximum limit</p>	<p>Outbuildings that have a wall height that does not exceed 9.0 metres and/or a ridge height that does not exceed 12.0 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 9.0 metres and/or a ridge height above 12.0 metres are classified as “overheight” and require a Planning Application.</p>	<p>Outbuildings that are located 20.0 metres or more from property boundaries do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that are up to 20 metres from property boundaries require a Planning Application and will generally be advertised for comment.</p>	<p>The Council supports colours that are compatible with the amenity of the area and will allow the use of zinalume.</p>	<p>No Planning Application is required (only a Building Permit) provided the outbuilding is consistent with other considerations in this Policy.</p> <p>Where a Planning Application is required, the Council will consider each application on its merits.</p>	<p>The Council will consider on its merits an outbuilding being converted to a dwelling.</p>

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Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Special Use	<p>For areas classified as Residential, Special Residential and Rural Residential on an endorsed Structure Plan, refer to relevant zones in Attachment 1 under the headings of “Residential”, “Special Residential” and “Rural Residential”.</p> <p>Maximum floor area: Refer to related “zones” in Attachment 1.</p>	<p>For areas classified as Residential, Special Residential and Rural Residential on an endorsed Structure Plan, refer to relevant zones under the headings of “Residential”, “Special Residential” and “Rural Residential” in Attachment 1.</p>	<p>Outbuildings that comply with the setback requirements of the R Codes, Building Code of Australia (BCA), Structure Plan and any relevant Local Development Plan do not require a Planning Application, provided other considerations are met.</p> <p>Outbuildings that do not comply with the setback requirements of the R Codes, BCA, Structure Plan and any relevant Local Development Plan require a Planning Application.</p>	<p>Unless set out in a Local Development Plan, for areas classified as Residential, Special Residential and Rural Residential on an endorsed Structure Plan, refer to relevant zones under the headings of “Residential”, “Special Residential” and “Rural Residential” in Attachment 1.</p>	<p>The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy. Proposals for an outbuilding on a vacant lot will require a Planning Application.</p> <p>No Planning Application is however required where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

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Zones						
Commercial	<p>Outbuildings which do not exceed 12m² do not require a Planning Application provided other considerations are met and there is no loss of car parking bays and/or vehicle manoeuvring areas.</p> <p>Outbuildings above 12m² require a Planning Application.</p> <p>Maximum floor area: No maximum limit</p>	<p>Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres require a Planning Application.</p>	<p>Outbuildings are to be located in accordance with the BCA and to take account of required car parking bays and/or vehicle manoeuvring areas.</p>	<p>The Council supports colours that are compatible with the Town Centre Design Guidelines.</p>	<p>The Council will consider on its merits an outbuilding on a vacant lot provided relevant considerations, including the location/siting of development, have been appropriately addressed to the satisfaction of the Council. A Planning Application is required.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

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Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of outbuilding to dwelling? ²
Zones						
Industrial	<p>Outbuildings which do not exceed 12m² do not require a Planning Application provided other considerations are met and there is no loss of car parking bays and/or vehicle manoeuvring areas.</p> <p>Outbuildings above 12m² require a Planning Application.</p> <p>Maximum floor area: No maximum limit</p>	<p>Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres require a Planning Application.</p>	<p>Outbuildings are to be located in accordance with LPS2 and the BCA.</p>	<p>The Council supports colours that are compatible with the amenity of the area and will allow the use of zinalume.</p>	<p>The Council will support outbuildings being located on vacant land provided other considerations, planning and servicing matters have been appropriately addressed to the satisfaction of Council. A Planning Application is required.</p>	<p>Based on LPS2, the Council is unable to approve any residential uses in the Industrial Zone.</p>