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Local Planning Policy 1.4

Outbuildings

VERSION 8

August 2026

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1	24 July 2007 Council Item DS015	Draft.
1	11 September 2007 Council Item DS044	Final.
2	14 October 2008 Council Item SC012	Final – No objections received during advertising.
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5	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
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8	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
9	TBC	TBC

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* and the City of Greater Geraldton (the City) Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *R-Codes – Outbuildings local planning policy*.

2.0 INTRODUCTION

Planning Code - Residential Design Codes Volume 1 (the R-Codes) includes provisions for decision-makers to prepare local planning policies to alter certain development standards of the R-Codes where a specific local need arises. The R-Codes also acknowledge that applications with proposals which do not satisfy the deemed-to-comply provisions of the R-Codes may need to rely more specifically on local housing requirements and design objectives.

This policy provides local housing objectives and varies relevant deemed-to-comply provisions of the R-Codes to assist in their implementation. It should be read in conjunction with the R-Codes.

The City has experienced a high level of demand for outbuildings on zoned land to meet the needs of its population. This policy has been developed to provide greater scope for outbuildings to be developed without the need for Development Approval while ensuring these developments do not have a negative impact on the amenity of the locality.

3.0 APPLICABLE DEVELOPMENT/POLICY SCOPE

The provisions of this policy apply to:

- Outbuildings on Residential and Rural Residential zoned land;
- Outbuildings on Rural zoned land with an area less than 20ha within the 'Urban Growth Boundary' (as defined in the Local Planning Strategy – Geraldton Urban Area Strategy Plan). Other rural land that is remote from existing settlements is exempt from this policy.

This policy applies to all residential development, covered by R-Codes Volume 1 Part B, within the City of Greater Geraldton unless another document such as the City of Greater Geraldton Local Planning Scheme No.1, an activity centre plan and any other relevant local or Council policy specifies otherwise. This policy does not apply to Part C of the R-Codes.

Where a proposed Outbuilding does not meet the standards as amended by this policy, then an assessment will be required through the lodgement of a development application.

This policy does not apply to single prefabricated garden sheds, 'cubby houses', kennels and other animal enclosures (such as aviaries but excluding stables) less than 10m2 in total aggregate area and less than 2.4m in total height (measured from natural ground level) provided they satisfy the site and development requirements set out in the Scheme.

4.0 PLANNING POLICY

The objectives of this policy are:

a) To alter the deemed-to-comply provisions of the R-Codes for *Design Principle 5.4.3 Outbuildings* so that developments respond appropriately to the local character of the City of Greater Geraldton.

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b) To ensure outbuildings do not have a detrimental impact on the character and amenity of the surrounding area.

To ensure that the outbuilding remains an incidental use to the main dwelling.

5.0 DEVELOPMENT REQUIREMENTS

5.1 R-Code Modifications

5.1.1 As permitted by clause 3.2.3a and b of the R-Codes- Volume 1, this policy replaces the Deemed to Comply provisions of the R-Codes Volume 1 Part B, as identified in Table 1.

5.1.2 The modifications identified in Table 1 only apply to outbuildings located on the same lot as an existing dwelling or where a commitment to construct a dwelling is in place, as per clause 5.5.2 below.

5.1.3 The modifications in Table 1 of this local planning policy do not apply to outbuildings located wholly or partially within the shaded area in figure 1 below. Figures 2 and 3 provide examples of locations where modifications would and would not apply.

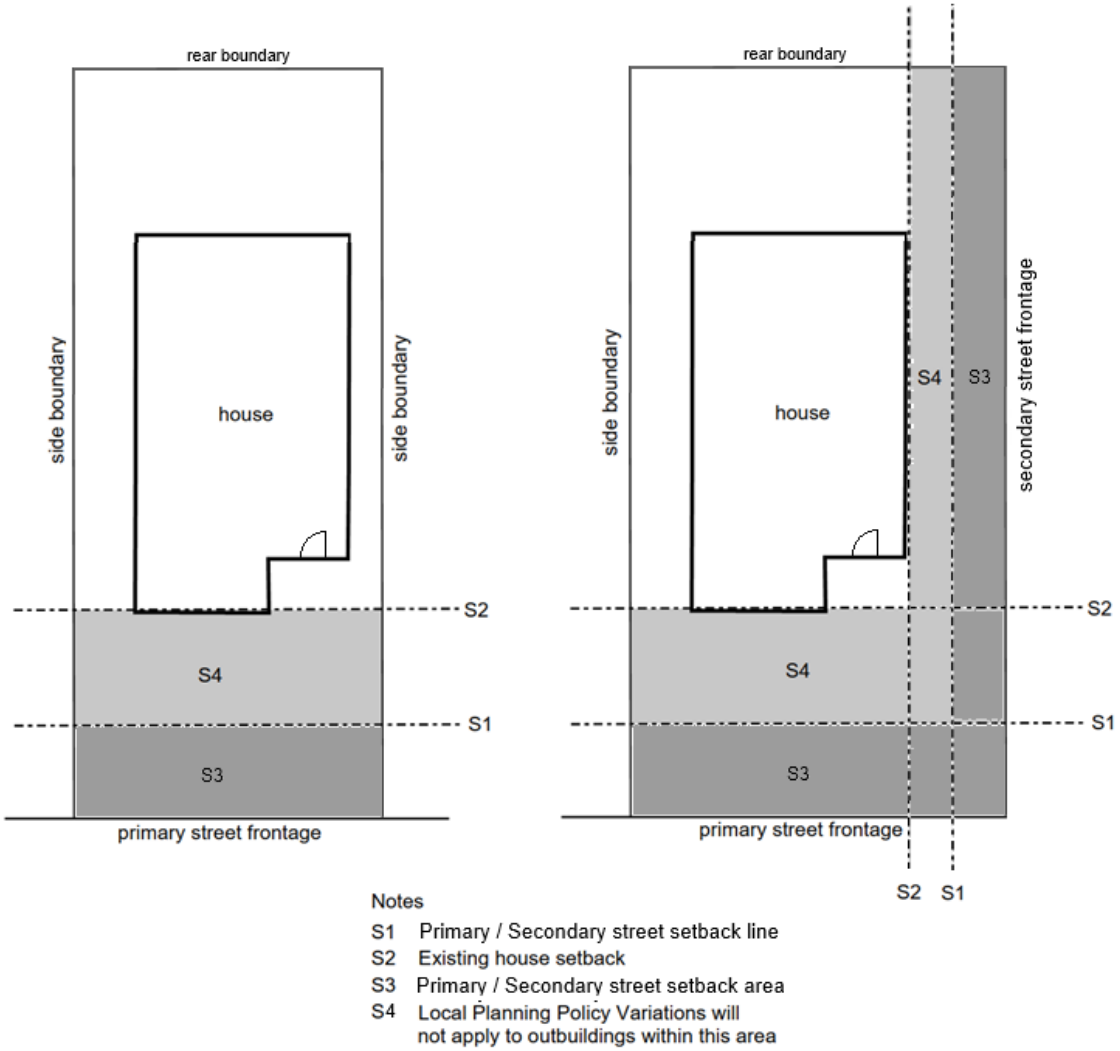

Figure 1 Outbuilding locations where R-Code modification do not apply

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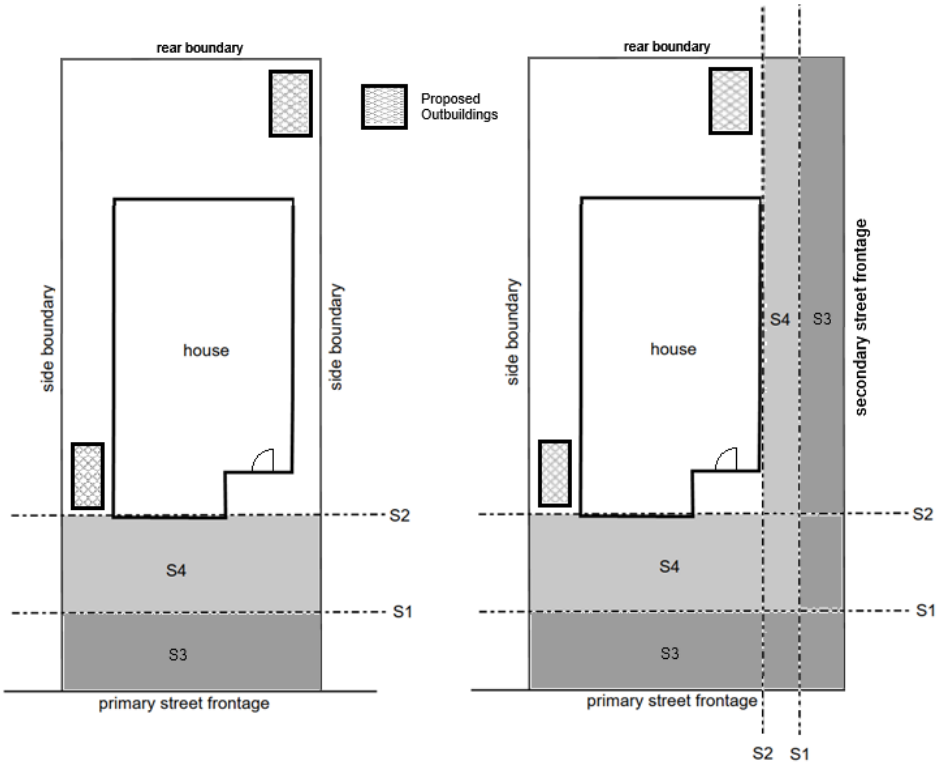

Figure 2 Outbuilding modifications in this local planning policy **would** apply to these outbuildings.

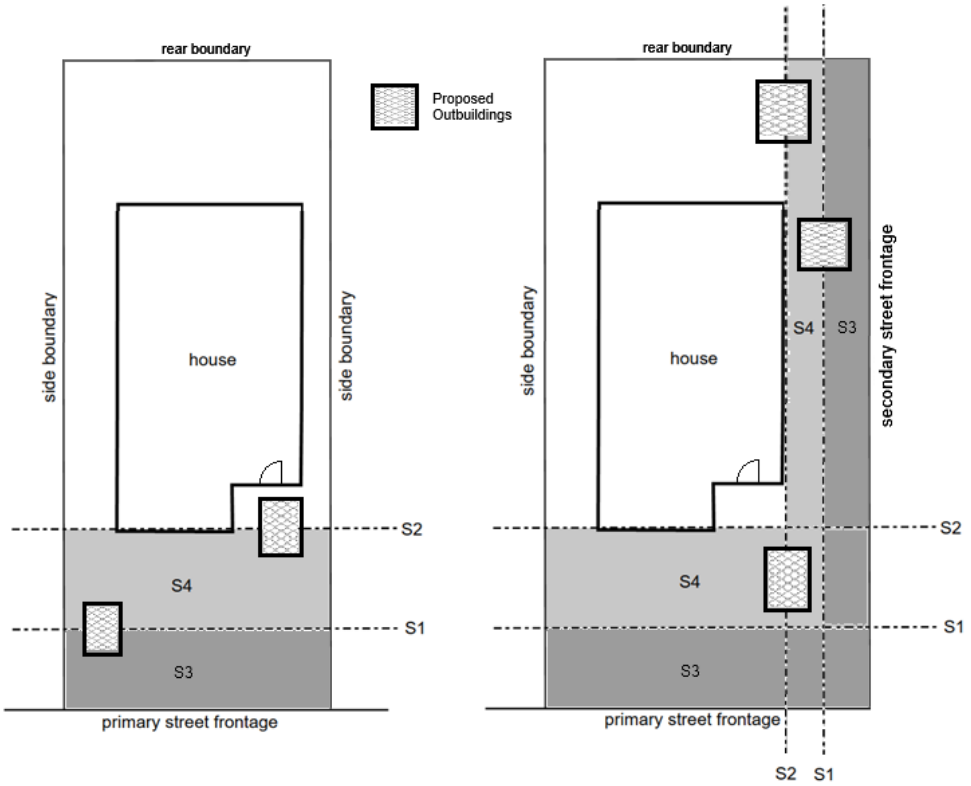

Figure 3 Outbuilding modifications in this local planning policy **would not** apply to these outbuildings.

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Table 1 R-Code Deemed to Comply provisions replaced by this Policy

Design Element	R-Codes Requirement Part B, s5.4.3, C3(ii)	R-Codes Modifications	
		R10 – R40	R5 and below
Floor area (enclosed & unenclosed)	Individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;	Individually or collectively does not exceed 120m2 in area or 20 percent in aggregate of the site area, whichever is the lesser; PLUS A maximum of 30m2 unenclosed area in aggregate.	Individually or collectively does not exceed 210m^2 in area. PLUS A maximum of 60m2 unenclosed area in aggregate.
Setbacks (front)	Not located within the primary or secondary street setback area;	Not located within the primary setback area (marked S3 in figure 1), secondary street setback area, or the area marked S4 in Figure 1.	Not located within the primary setback area (marked S3 in figure 1), secondary street setback area, or the area marked S4 in Figure 1.

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Design Element	R-Codes Requirement Part B, s5.4.3, C3(ii)	R-Codes Modifications	
		R10 – R40	R5 and below
Setbacks (side and rear)	Set back in accordance with Table 2a;	Nil - where written consent of the adjoining landowner is provided. (Note: A development application will be required when a side or rear setback that is less than what is stipulated in the R-Codes is proposed and no written consent by the adjoining landowner is provided). Otherwise - Set back in accordance with R-Codes Part B Table 2a.	**R5** Nil – where written consent of the adjoining landowner is provided. Note: A development application will be required when a side or rear setback that is less than what is stipulated in the R-Codes is proposed and no written consent by the adjoining landowner is provided. **R2.5 and lower** A development application is required for reduced setbacks for areas coded R2.5 and lower.
Wall height	Does not exceed a wall height of 2.4m.	Does not exceed a wall height of 3.6m when measured from natural ground level.	Does not exceed a wall height of 4.2m when measured from natural ground level.

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Design Element	R-Codes Requirement Part B, s5.4.3, C3(ii)	R-Codes Modifications	
		R10 – R40	R5 and below
Total building height	Does not exceed a ridge height of 4.2m	Does not exceed a ridge height of 4.5m when measures from natural ground level. Does not exceed a maximum ridge height of 5m where: a) The outbuilding is constructed in the same materials and finish to the existing (or approved) dwelling. b) The roof pitch of the outbuilding is to match the roof pitch of the existing (or approved) dwelling. c) The overall total maximum height of the outbuilding is not higher than the highest part of the existing (or approved) dwelling. d) The outbuilding footprint is not greater than the existing (or approved) dwelling footprint. e) The applicable R-Code setbacks are met.	Does not exceed a ridge height of 5m when measured from natural ground level. Does not exceed a maximum ridge height of 5.5m where: a) The outbuilding is constructed in the same materials and finish to the existing (or approved) dwelling. b) The roof pitch of the outbuilding is to match the roof pitch of the existing (or approved) dwelling. c) The overall total maximum height of the outbuilding is not higher than the highest part of the existing (or approved) dwelling. d) The outbuilding footprint is not greater than the existing (or approved) dwelling footprint. e) The applicable R-Code setbacks are met.

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5.2 Consideration of Development Applications

5.2.1 Consideration of development applications against R-Codes Volume 1, Part B, 5.4.3, Design Principle P3:

Outbuildings *that do not detract from the* ***streetscape*** *or the visual* ***amenity*** *of residents or neighbouring properties.*

5.2.2 Development applications that achieve the following desired outcomes will be considered as consistent with Design Principle P3:

a) Dwellings are the primary contributor to the streetscape with outbuildings only having a minor visual impact.

b) Outbuildings are sited and of a scale that is consistent with the character of the immediately surrounding area.

5.2.3 The following are acceptable ways in which these outcomes may be achieved.

The outbuilding:

a) is not located forward of the front wall of the existing dwelling.

b) is constructed in the same materials and finish to the existing (or approved) dwelling.

c) has a roof pitch that matches or is within 5 degrees of the roof pitch of the existing (or approved) dwelling.

d) has a total maximum height that is not higher than the highest part of the existing (or approved) dwelling, where the dwelling is single storey.

e) occupies less than one third of the site width.

f) has a footprint area that is not more than 50% of the footprint area of the existing (or approved) dwelling.

g) has landscaping that obscures its view from the street.

h) Is clad in new materials.

5.3 Outbuildings in Rural Residential Areas

5.3.1 Outbuildings in Rural Residential Areas are exempt works under Schedule A of the *City of Greater Geraldton Local Planning Scheme No.1*, subject to meeting the following requirements:

a) the aggregate area of all outbuildings on the site does not exceed 300m^2,

b) the aggregate area of unenclosed area associated with any outbuildings on the site does not exceed 120m^2,

c) the total building height does not exceed 6.5m measured from natural ground level, with no individual wall exceeding a height of 4.8m, and

d) setbacks are in accordance with the minimum setback requirements within City of Greater Geraldton Local Planning Scheme No.1.

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5.4 Outbuildings in Rural Areas

5.4.1 Rural land less than 20ha within the 'Urban Area Boundary' (as defined in the Residential Development Strategy) shall be subject to this policy with maximum standards for outbuildings determined in accordance with clause 5.3.1.

5.4.2 Other rural land that is remote from existing settlements is exempt from this policy.

5.5 Outbuildings on Vacant Land

5.5.1 An outbuilding is an enclosed, non-habitable building used in association with a dwelling. The following are acceptable ways in which an outbuilding may be constructed on vacant residential land.

5.5.2 Where in a residential zone:

a) Construction of a dwelling has progressed up to, and including, the pouring of a concrete house slab; or

b) A building permit for a dwelling has been issued by the local government and a building contract has been signed with a registered builder for the construction of that dwelling, with a commitment date for the commencement of construction that is within 6 months; or

c) In the case of an owner builder, a building permit for a dwelling has been issued by the local government and the applicant lodges a Statutory Declaration with the local government providing a commitment to construct the dwelling with a commencement date that is within 6 months; or

d) The outbuilding and associated dwelling are located on separate but adjoining lots and:

(i) are under the same ownership;

(ii) both lots abut the same street; and

(iii) the outbuilding is positioned on the lot so that it enables the future construction of a single house or grouped dwelling on the vacant residential lot.

(iv) the outbuilding meets the applicable deemed to comply provisions within the R-Codes (part B).

Note: For d) above, the modifications in 5.1, table 1 do not apply.

5.5.3 Where an outbuilding is constructed on vacant residential zoned land, the side and rear property boundaries are to be fenced to lessen the visual impact of the building from neighbouring properties and the road.

5.5.4 No development application is required for an outbuilding on vacant rural residential and rural land provided it satisfies the requirements of this policy and the site and development requirements set out in the Scheme.

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5.6 Use of Outbuildings

5.6.1 Outbuildings are only to be used for incidental uses associated with a dwelling and the residential use of a lot and are not to be used for any commercial or industrial use.

5.6.2 The storage of any items in connection with a commercial or industrial operation (e.g. cray pots, building materials, etc.) is considered contrary to the objectives of this policy.

5.6.3 Under the National Construction Code Series an outbuilding is a non-habitable (Class 10) structure. An outbuilding cannot be used to live in (even on a temporary basis) unless it has been constructed/upgraded to meet the standards for a habitable (Class 1) building, such as a house.

6.0 DEFINITIONS

Refer to *State Planning Policy 3.1 – Residential Design Codes (the R-Codes)*.

Aggregate means a sum, or assemblage of particulars; a total or gross amount.

Detached means detached in the sense of 'not belonging', 'standing apart', 'not contiguous' or 'separate' to another building.

Note: A structure can be connected to a dwelling whilst still being 'detached' from it in the relevant sense. The true nature and function of the building and whether it is separate or stands apart from the dwelling is most relevant, not just whether it is connected to the dwelling.

If a new structure is proposed to be connected to any part of a habitable building, either existing or proposed (i.e. via a verandah, walkway, breezeway, carport, garage etc.) then for it not to be considered an outbuilding it must be constructed in the same materials and finish to the habitable building, and to the Class 1 building standards under the National Construction Code Series. If not then the proposed structure shall be considered an outbuilding even though it is physically connected to a dwelling.

Enclosed is further clarified as follows:

eg. An enclosed side includes walls with a number of openings (windows etc.).

eg. The non-enclosed side of any outbuilding is required to be fully open. A partial wall on any side of an outbuilding is considered enclosed.

eg. A shade sail is not considered an outbuilding.

Non-habitable means a Class 10 building as defined under the National Construction Code Series.

Note: For a structure detached from the dwelling to be considered 'habitable' it must be built to a Class 1 standard as prescribed under the National Construction Code Series (i.e. must contain ablutions, kitchen, laundry facilities etc.).

Examples of a fully open side (non-enclosed sides)

Examples of partial walls (enclosed sides)