

# OUTBUILDINGS



## Building Information Sheet

This information sheet is to be read in conjunction with the *Shire of Pingelly's Local Planning Scheme No. 3*.

**Outbuildings:** are enclosed, non-habitable structures that are not attached to any dwelling and include sheds, rainwater tanks, sea containers (see separate information sheet) and garages.

### General Requirements:

- Outbuildings on Residential properties are to comply with the *Shire of Pingelly's Local Planning Scheme No.3* and/or the Residential Design Codes.
- The *maximum* floor and wall heights refer to the distance measured from the natural ground level.
- On Residential properties the outbuilding shall not be used for habitable, commercial or industrial purposes, or any other use that would require the specific approval of the Shire.
- Outbuildings are to be set back from boundaries in accordance with the setbacks listed in the Residential Design Codes or the *Shire of Pingelly's Local Planning Scheme No. 3* or the *Shire of Pingelly's Policy Manual*.

Plans, drawings and specifications for steel fabricated outbuildings submitted as part of an application for building permit approval are to be certified by a practicing Structural Engineer:

- (a) where masonry walls are used;
- (b) where the area of the building exceeds 55m<sup>2</sup>; and
- (c) where wall height exceeds 2.4m in height.

Prior to the issue of a building permit for the construction of a steel framed outbuilding the applicant is to provide Plans, drawings and specifications that have been certified by a practicing Structural Engineer. Such plans are to include the name, qualifications and certifying date of the certifying engineer.

Applicants are to be advised of this requirement via the Building Checklist Information Sheet.

**Note:** The Shire of Pingelly is located within an Earthquake Zone 2 and as such buildings are to be engineered designed to meet the requirements of the BCA and Australian Standard AS 1170.4 and AS 3700.

**Note:** Under the *Building Regulations 2011* applicants are required to obtain a building permit approval for the construction of outbuildings outside the Pingelly town site.

### 8.3 Building Permit – No requirement to submit

No building permit is required for:

- a) the erection of a single prefabricated garden shed not exceeding 10m<sup>2</sup> in area and 2.4m in height.
- b) the construction of an open patio or pergola less than 20m<sup>2</sup> in area provided that setback requirements are met.

Applicants intending to erect or locate a single prefabricated garden shed not exceeding 10 m<sup>2</sup> in area and 2.4m in height or an open patio or pergola less than 20m<sup>2</sup> in area, are to submit a site plan of the property illustrating the location of the proposed building in relation to existing buildings, boundaries and septic tanks.

Staff are to ensure that the location of the proposed building comply with the setback provision outlined in the *Shire of Pingelly's Policy Manual – Outbuildings Policy No. 13.2*, the *Building Code of Australia* and the *Health Act 1911*.

### **8.5 Footpath Protection**

Where a building permit is issued for the construction of a new building and site access for heavy traffic may be required, the landowner is to be made aware of the requirements concerning the adequate protection and care of the road verge (footpaths, trees, etc).

Where it is viewed necessary by the Chief Executive Officer a bond of \$500 may be required as part to safeguard the Shire of Pingelly's interests prior to the issue of a building permit for the work.

### **13.2 Outbuildings**

This policy provides direction and guidance on the area and height of outbuildings and the like that Council will permit within the Shire boundaries.

Outbuildings and structures that comply with the following requirements may be approved by Council's Building Surveyor without having the need to be submitted to an Ordinary Meeting of Council.

A minor development fee of \$50 as laid down under Council's Fees and Charges Schedule will apply for these applications.

### **The Objectives of the Policy are:**

- To provide some flexibility in the requirements for outbuildings and the like in residential areas.
- To ensure that the provisions of the *Residential Design Codes 2013* are appropriately addressed.
- To improve customer service standards through the timely processing of planning and building applications for outbuildings.

### **Definitions:**

- **Outbuilding** is an enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.
- **Carport** is a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side and being without a door.
- **Garage** is any enclosed and roofed structure, other than a carport, designed to accommodate one or more motor vehicles.
- **Patio** is a roofed shade structure either attached to a dwelling or free standing and is required to be open on fifty percent of it's sides.
- **Pergola** is a light weight shade structure that does not have a solid roof. It may be attached to a dwelling or can be free standing.
- **Statutory Powers:** This policy has been prepared in conjunction with the requirements of the *Residential Design Codes of Western Australia 2013*, i.e. The performance criteria relative to outbuildings (Clause 3.10.1) states:  
*“Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.”*

Clause 3.2.7 of the *Residential Design Codes of Western Australian 2013* states that buildings are to comply with any local planning policy made under the Scheme in respect of the design of carports and garages, including the colour, scale, materials and roof pitch of buildings. This policy is made subject to the clause and provides design requirements for carports and garages, however it does not interfere with any other requirement of the Residential Design Codes relating to carports and garages.

This policy does not alter or change in any way the acceptable development criteria of the *Residential Design Codes of Western Australia 2013*.

Within all “Residential” and “Rural Residential” zoned areas of the Shire and on Farming zoned lots with an area of 2ha or less except as otherwise stated, planning consent for all outbuildings is required. If planning consent is granted, building approval will be issued for outbuildings which are appurtenant to a dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any residence on-site and provided the proposed development complies with the following:

#### **1. What Size Outbuilding can I Build In any residential zone with an R10 code or above in the Shire:**

:

- a. Non-masonry construction, where the total non-masonry outbuilding area does not exceed 60m<sup>2</sup> and the total outbuilding area does not exceed 75m<sup>2</sup>;
- b. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m<sup>2</sup> and no parapet wall is greater in length than 8m;
- c. Wall height of any outbuildings not to exceed 3m. This height limitation also applies to parapet walls. In the case of gable roof construction, the maximum building height is not to exceed 4.2m;
- d. Prior to considering a parapet wall construction over 8m in length, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
- e. No planning consent or building permit approval will be granted or issued for any outbuildings, on any Residential zoned lot, which does not contain a residence;
- f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Shire's operative *Local Planning Scheme No.3*;
- g. Any development application which does not comply with the above, shall be referred to Council for consideration.

**2. In any Residential Zone with an R code below R10, the Rural Residential Zone of the Shire and on Farming Zoned lots which have an area of 2ha or less**

- a. Non-masonry zincalume construction, where the total zincalume outbuilding area does not exceed 75m<sup>2</sup> and the total outbuilding area does not exceed 200m<sup>2</sup>, or
- b. Non-masonry colorbond construction, where the total colorbond outbuilding area does not exceed 150m<sup>2</sup> and the total outbuilding area does not exceed 200m<sup>2</sup>,
- c. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 200m<sup>2</sup>,
- d. Wall height of any outbuilding not to exceed 4m. In the case of a gable roof construction, the maximum building height is not to exceed 5m;
- e. No planning consent or building permit approval will be granted or issued, for any outbuildings on a residential or rural residential zoned lot where a building permit has not been issued for a residence and / or where an outbuilding is not located at least 4m from any boundary of the lot;
- f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for purposes permitted within the zone in which it is located under the provisions of the Shire's operative *Local Planning Scheme No. 3*,
- g. Any development application which does not comply with the above shall be referred to Council for consideration.

**Distance from boundaries on any residential zoned lot with an R code of 10 or above:**

- a. Garages, shed, pergolas and patios - brick construction
  - i. Attached to house - 1m from side boundaries. Eaves not closer than 750mm measured from the outer edge of the gutter.
  - ii. Detached from house - Must be 1.8m clear of house with either parapet wall on boundary or walls 1m from boundary with eaves 750mm clear of boundary.
  
- b. Garages, sheds, pergolas, and patios - steel framed construction - Detached from house only - Must be at the rear of the residence 1.8m clear of the residence, leach drains and septic tanks and 1.2m clear of side and rear boundaries.
  
- c. Carports - Columns of brick (350mm x 350mm) or steel may be erected on a boundary provided no more than 4 columns are used and roofing including guttering is at least 750mm clear of the boundary. Beams must be of steel within 750mm of a boundary and a dividing fence forming a side wall of the carport must not be higher than 1.8m. Timber framed carports must be sited 1.2m clear of boundaries.
  
- d. On corner lots - Where an outbuilding is constructed in brick or clad in colorbond, Council will permit a setback of 3.75m to the minor street. Where an outbuilding is clad in zincalume a setback of 7.5m to the minor street will apply.