



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.4 Outbuilding Control

9.4 (1) Outbuilding Zoning Controls

The following zone-specific provisions shall apply to the approval of outbuildings:

a) Rural Residential and Rural Small Holding Zones

No outbuildings shall be approved unless:

- There is an existing dwelling constructed; or
- A building license has been issued for a dwelling.

b) Commercial/Industrial/Tourist/Special Use Zones

Any proposed outbuilding in the Commercial, Light Industry, General Industry, Tourist, Caravan Park, Clubs and Institutions and Special Use zones shall require the submission of an application for planning consent to the Shire for consideration.

c) Agricultural Zones

Any proposed outbuilding in the General Agriculture and Priority Agriculture zones shall be considered through the building license application process.

9.4 (2) Outbuilding Area Controls

a) The maximum outbuilding areas permissible are as follows:-

ZONE	MAXIMUM OUTBUILDING AREA (m ²)	MAXIMUM WALL HEIGHT (m)
Rural Residential	180	3.5m
Rural Small Holdings	180	3.5m
General Agriculture	No Maximum Area	
Priority Agriculture	No Maximum Area	

b) Any proposed outbuilding within the Rural Residential zone shall not be located forward of the building line of a dwelling on a primary street frontage.

c) Notwithstanding a) above, the Shire may consider an increase in floor area of up to 220m² and a wall height of up to 4m in the Rural Residential zone



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subject to the submission of an application for planning consent and satisfying the following criteria:

For outbuildings with floor areas between 180m² and up to 220m² and or wall heights up to 4m :

- The lot being greater than 1.5ha;
- At least 50% of the structure being screened from the primary street frontage;
- being located behind the dwelling;
- the elevation facing the street frontage is the narrowest elevation.

The location of outbuildings forward of the building line in the Rural Residential zone will be subject to the submission of an application for planning consent and satisfy the following criteria:

- there are site constraints that reasonably limit an alternative location;
- landscaping being provided to screen at least 50% of the elevation from the primary street frontage;
- the colour of materials to match with elements of the dwelling.

d) Any proposed outbuildings within the Tourist, Caravan Park and Clubs and Institutions zones will need to address the following-

- Impact on vistas
- Impact on landscape from public realm
- Impact on existing vegetation
- Relationship to existing development on-site
- Purpose of outbuilding

e) The maximum outbuilding area shall be interpreted as the maximum total floor space of all outbuildings (as defined in the Residential Design Codes) permitted on any one site. Any variation to the maximum outbuilding area will require planning approval.

The maximum floor area does not include unenclosed structures such as car ports or lean to additions.

f) A primary street frontage is defined for the purpose of this policy as being the frontage in which the front door of the dwelling and at least one habitable room faces and/or the frontage where access is obtained from.

g) Lean to additions to sheds in the Rural Residential zone shall be limited to no more than 50m² where an existing shed is already at the maximum floor area permitted as defined in the above provisions:



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c) Rural Zones

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