

DRAFT POLICY OUTBUILDINGS

AUTHORITY:

This policy has been prepared in accordance with clause 8.11 of the City of Joondalup's District Planning Scheme No.2, which allows Council to prepare planning policies relating to planning or development within the scheme area.

OBJECTIVES:

To facilitate a consistent approach to the assessment of development applications for the construction of outbuildings.

Purpose

- (a) To specify requirements for those outbuildings that require planning consent.
- (b) To provide guidelines for the construction of non-habitable outbuildings.
- (c) To require the use of outbuilding materials and colours which complement the landscape and amenity of surrounding areas.

Definitions:

"Outbuilding", for the purpose of this policy shall be a non active habitable space detached from any dwelling.

"Site coverage" is the area of the site that is actually covered by buildings, including sheds, garages, carports etc at ground level.

Policy Area:

This policy applies to the whole of the City of Joondalup, with the exception of areas regulated separately by a structure plan.

POLICY STATEMENT

1. Each application for the construction of an outbuilding will be considered on its individual merit having regard to the design of the proposed structure and the effect on the amenity of the immediate area.
 - (a) Outbuildings are to be of a design, size and finish so as to minimise visual intrusion into neighbouring development and to the streetscape.
 - (b) The floor area of outbuildings shall be restricted to 60m² or 10 per cent in aggregate of the site area, whichever is the lesser. Outbuildings

should not significantly reduce the amount of useable outdoor space available to the occupants of the site.

2. The construction of an outbuilding must not result in detrimental impacts upon adjoining properties. Outbuildings should:
 - (a) not necessitate an undue level of cut and fill that may either cause erosion or visual problems;
 - (b) be sighted so as to ensure the visual and/or acoustic privacy of adjoining properties;
 - (c) ensure that the outbuilding remains an ancillary use to either the main dwelling or the principle land use on the property;
 - (d) maintain existing and generally accepted overall outbuilding floor area standards for the locality;
 - (e) ensure that any external fixtures are designed integrally with the building.
3. Outbuildings should be located behind the front setback line. Other setbacks should be determined in accordance with the Residential Planning Codes (R-Codes) and Council's District Planning Scheme No. 2 where appropriate and shall be of the same materials and colours as the main building.
4. Outbuildings with walls constructed on the boundary will only be considered where they are deemed not to compromise the amenity of the adjoining lot or the appearance of the streetscape. In considering parapet walls, consideration will be given to bulk, appearance and overshadowing, as well as the provisions of the R-Codes. Where a proposal for a parapet wall meets the requirements of the R-Codes, no comment is required from adjoining property owners. If such a parapet wall proposal does not meet the requirements of the R-Codes, then the approval will be subject to the adjoining property owner's support of the proposal which could include reducing its impact in terms of its height and length, integration with proposed fences of the development, retaining the existing dividing fence in front of the parapet wall and any other consideration appropriate to the circumstances.
5. Outbuildings shall not be approved for permanent occupation, temporary accommodation, tourist accommodation or commercial purposes with the exception of an approved home occupation operated in accordance with *Policy 3.1.11 Home Business*.
6. All outbuilding construction materials are to be new, unless approved by Council and shall be free from faults or any defect that may affect their strength, appearance or durability. Every part of the building shall be erected in a good and workmanlike manner.

7. Exceptions to the above policies with respect to setbacks and building lines of outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the site, without adversely affecting the neighbourhood amenity.

8. Applications

All applications shall comprise two (2) copies of detailed plans and specifications of the proposed structure, together with a building licence application form:

- site plan at a minimum scale of 1:200, showing the distance the proposed structure will be setback from the lot boundaries and the house;
 - floor plan, section and elevations at minimum scale 1:100, showing all dimensions;
 - construction details showing materials to be used and their respective sizes, spans and spacings; and
 - details of connection to existing structures and anchorage to the footings.
9. An application for approval of the erection of an outbuilding not in compliance with the policy guidelines may be considered on its individual merits. Applications of this nature will only be supported where it can be demonstrated that the objectives of the policy are met and extraordinary conditions prevail in relation to the building, its use or amenity. In this case, the written comments of affected adjoining landowners, as determined by Council officers should be included with the application. Should comments not be submitted with the application, the City will write to the affected landowners and give twenty-one (21) days in which to comment.