



OUTBUILDINGS IN RESIDENTIAL AND RURAL ZONES POLICY

POLICY NUMBER: LPP3

STATUTORY BACKGROUND

This policy is adopted under Part 2 of Schedule 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015* which enables the City of Kalgoorlie Boulder (the City) the prepare local planning policies for any matter related to the planning and development of the Scheme area. This policy may be cited as Local Planning Policy Outbuildings in Residential and Rural Zones Policy.

PURPOSE

The purpose of this policy is to provide a local variation to the provisions of the R-Codes and establishing Zone standards for outbuildings.

OBJECTIVES

The objectives of this policy are to:

1. Alter the deemed-to-comply provisions of the R-Codes for *Design Principle 5.4.3 and 6.4.4 – Outbuildings*;
2. Recognise the unique characteristics of outbuilding development in the City;
3. Provide appropriate development standards for outbuildings that reflect the City's climate, lifestyle and built form;
4. Ensure that the outbuilding development does not detrimentally affect the amenity of the property or adjoining properties;
5. To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building bulk (size and height); and
6. To encourage the use of finishes, materials and colours that complements the landscape and amenity of the site and surrounding areas.

This policy establishes criteria for the assessment of outbuilding applications.



RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City’s local planning framework. Where this policy is inconsistent with the City’s local planning scheme, the Local Planning scheme prevails. Where this policy is inconsistent with an adopted local development plan, activity centre plans or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

This Local Planning Policy is not part of the local planning scheme and does not bind the Council in respect of any application for development approval. However, the Council shall have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

This policy revokes the former policy LPS1 LPP5 – Development in Rural Zones.

DEFINITIONS

CEO means the Chief Executive Officer of the City.

City means the City of Kalgoorlie-Boulder.

POLICY PROVISIONS

Council will consider the following matters when assessing outbuilding proposals in Residential and Rural zones:

1. The colours and materials of the outbuilding and whether they are compatible with the setting;
2. The setbacks of the outbuilding to adjoining properties, and the primary and secondary street (where applicable);
3. The bulk and scale of the outbuilding;
4. Whether the outbuilding will be visible from the street (primary or secondary).
5. The size of the lot;
6. The proposed use of the outbuilding.

Council acknowledges that as lot sizes increase properties are more capable of accommodating larger outbuildings in ways which provide screening, separation, and the maintenance of visual amenity in a rural context. Accordingly, Table 2 provides:

Table 1 – Area and Height

Zone	Min Site Area	Floor Area	Wall Height	Max Height
Residential above R40	As per the R-Codes	As per the R-Codes	As per the R-Codes	As per the R-Codes



Residential R10-R40	As per the R-Codes	80sqm	3.5	4.5
Resident R2 & R5	Above 4 ha	120sqm	4	5
Rural 1- 4 h	1 – 4ha	200 sqm	4.5	5
Rural Above 4 ha	Above 4 ha	300 sqm	5	6

Table 2 – Setbacks

Zone	Primary Street	Secondary Street	Side	Rear
Residential R10 - R40	6m	As per the R-Codes	As per the R-Codes	As per the R-Codes
Residential Above R40	Behind the building	As per the R-Codes	As per the R-Codes	As per the R-Codes
Resident R2 & R5	10	As per the R-Codes	As per the R-Codes	As per the R-Codes
Rural 1- 4 h	15	10	5	10
Rural Above 4 ha	20	15	10	20

1. Floor area is calculated based on the total floor area of all outbuildings.
2. Outbuildings that meet the criteria of Table 1 and setback requirements of the R-Codes or Scheme are exempt from the need to obtain Planning Approval.
3. Any proposal that exceeds any of the dimensions contained in Table 1 and 2 will require planning approval and the application will be advertised to any neighbour who, in the opinion of the City, may be potentially affected by the proposed development.
4. Outbuildings are to be used for domestic and/or storage purposes.
5. Outbuildings shall generally be located behind the front setback and not be significantly visible from the primary street. Some visibility from the secondary street may be unavoidable.

DOCUMENT CONTROL		
Responsible department	Development and Growth	
Date adopted by Council	18 December 2023	Resolution number: 15.2.2
Date of last review	18 December 2023	Policy reviewed and amended
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