



Shire of
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Guide to Outbuildings

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Local Planning Policy 15 - Outbuildings](#)

[Residential Design Codes](#)

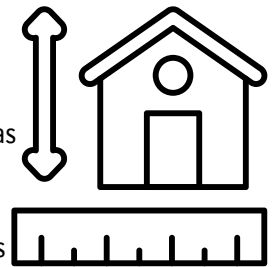
[Converting Outbuildings for Habitable Use](#)

OUTBUILDING DEFINITIONS

“Outbuilding” means enclosed non-habitable Class 10a buildings, under the Building Code of Australia (BCA), that are detached from any dwelling and which are not used for commercial or industrial purposes.

“Oversize Outbuilding” means an outbuilding that would result in a total combined outbuilding area on the lot which is greater than provided for in the Residential Design Codes (R-Codes) for land subject to the R-Codes or as set out in Attachment 1 of the Policy for land not subject to the R-Codes.

“Over-height Outbuilding” means an outbuilding that proposes a height greater than provided for in the R-Codes for land subject to the R-Codes or as set out in Attachment 1 of the Policy for land not subject to the R-Codes.



OUTBUILDING POLICY

It is Council’s policy to achieve a balance between providing for the legitimate garaging, storage and other domestic needs of residents and to minimise the adverse impacts that outbuildings may have on neighbors and the amenity, appearance and character of neighborhoods.

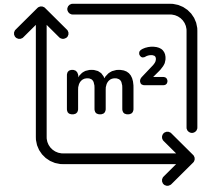
Most outbuildings in the municipality do not require the submission of a Development Application to the local government and accordingly in these instances no development approval is required. In particular, this is where the outbuilding’s location, size, height, design and use would comply with LPS4 and the R-Codes, which has also been reflected in the Policy (see Attachment 1).

A Development Application for an outbuilding is required where:

- it necessitates the exercise of discretion by the local government including to vary the R-Codes and to vary LPS4;
- the outbuilding is outside a designated/approved building envelope;
- the outbuilding is within a designated building exclusion area;
- the outbuilding is proposed within Special Control Area SCA3 Flood Prone Land;
- the outbuilding is proposed on a lot or location which does not have access to a dedicated and/or constructed public road;
- the outbuilding is located in a heritage-protected place;
- the outbuilding is located within Special Control Areas SCA4 Public Drinking Water Source Area or SCA7 Landscape Values Area;
- the outbuilding is located within a drainage/stormwater easement;
- the outbuilding is oversized and/or over-height (as set out in Attachment 1); or
- the outbuilding is proposed on a vacant lot (as set out in Attachment 1)

FLOOR AREA

The floor area is considered to be the total gross area of all outbuildings (existing and proposed) on the site. This excludes carports, studios, games rooms, patios, pergolas, verandahs and the like that are connected to or form part of, the dwelling or the principal building on the property.



Applications for outbuildings that propose a mezzanine or a second storey will be considered on their merits. The floor area of the mezzanine/second storey will not be included in the calculation of gross floor area. However, the Council will consider potential impacts on privacy from the mezzanine/second storey especially in residential areas.

For areas subject to the R-Codes, the Council will require that the total area of of all existing outbuildings (proposed to be retained) and proposed outbuildings collectively do not exceed 10% of the site (lot) area.

SETBACKS / LOCATION

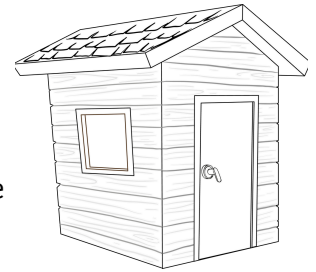
For zones subject to the R-Codes, outbuildings are to be setback in accordance with the R-Codes. For other zones, setbacks are outlined in LPS4 or outbuildings are to be located within the approved building envelope for the site or outside of the building exclusion areas.

Council may approve outbuildings with walls or supporting columns that are setback less than 1.0 metre from side and rear boundaries on residential lots, subject to compliance with the fire separation requirements of the BCA and consultation with adjoining landowners.

LAND USES

Outbuildings are not to be used for commercial, industrial, habitable or other non-domestic purposes.

Outbuildings are to be used for low-key 'domestic' uses, to the satisfaction of the Council, that do not create undesirable impacts on adjoining or nearby properties.



HABITABLE USE

Outbuildings shall not be used for habitable purposes unless they gain local government approval and comply with LPS4, the R-Codes and the BCA as a habitable building.

While noting the above, the local government will consider temporary accommodation outside of the Nannup Townsite in accordance with Council's Temporary Accommodation Policy.

Information on outbuilding conversion to a habitable building can be found [here](#) or on the Shire of Nannup Website under Building.

COLOURS

Council supports colours that retain or enhance the area's amenity. The council encourages outbuilding walls and roofs to be constructed of non-reflective colours that are essentially natural and earthy rather than colours of white or silver.

VACANT LOTS

The Council will consider outbuildings on vacant lots in most zones as outlined in Attachment 1 of the LPS4.

In general, the Council does not support an outbuilding on a vacant lot in the Special Use or Tourism zones (where it is subject to the R-Codes) except where the construction of a dwelling is imminent on the lot. The local government may consider approving an outbuilding on a vacant lot in these zones subject to the applicant gaining necessary approvals for the dwelling, or the applicant providing appropriate written assurances that a dwelling will be shortly applied for and substantially completed within two years of the outbuilding receiving conditional development approval.

The Council cannot consider an outbuilding on a vacant lot in the Residential zone.

A shed cannot be characterised as an outbuilding if there is no association with a habitable dwelling on the same lot. without a dwelling and with no association to a land use such as agriculture or light industry, a shed by itself takes on a 'warehouse/storage' land use, which is not permitted in the Residential zone.