

## **D2.1.11 Outbuildings**

### **Objective**

1. Ensure outbuildings in the Residential zones are appropriately sited and designed to minimise impacts on adjoining properties, the streetscape and the character of the locality.
2. To ensure the visual impact of the outbuilding is minimised and integrated into the existing surrounding environment.
3. Preserve the existing natural vegetation on site.

### **Controls**

The following development controls apply to outbuildings in the R1, R2, R3, R4 and R5 zones.

#### **General**

1. Outbuildings should be sited to retain existing vegetation on site and in a location where the future growth of vegetation can be retained and protected.
2. Unless otherwise approved by Council, the use of the outbuilding must be of domestic storage and hobby use only, which is ancillary to the use of the dwelling onsite.
3. Outbuildings should be sited so as they are not to encroach or impact on any existing service infrastructure, onsite sewerage management systems and associated effluent areas.

#### **Site Requirements**

4. The maximum combined floor area for any one or more outbuilding on a lot must not be greater than the following:
  - a. 40m<sup>2</sup> for lots in the R1, R2, R3 and R4 zone; or
  - b. 80m<sup>2</sup> for lots less than 4000m<sup>2</sup> in the R5 zone; or
  - c. 100m<sup>2</sup> for lots greater than or equal to 4000m<sup>2</sup> in the R5 zone.
5. The maximum external wall height (except in the case of a gable roof form) from natural ground level for any one or more outbuilding on a lot must not be greater than the following:
  - a. 2.7m for lots in the R1, R2, R3 and R4 zone; or
  - b. 3m for lots in the R5 zone.
6. The maximum ridge height from natural ground level for any one or more outbuilding on a lot must not be greater than the following:
  - a. 4m for lots in the R1, R2, R3 and R4 zone; or
  - b. 4.8m height for lots in the R5 zone.
7. Stormwater discharge must be disposed of solely within the property boundary without causing any nuisance to the adjacent properties.

8. For outbuildings greater than 20m<sup>2</sup> in floor area, stormwater must be collected and discharged to:
  - a. Existing onsite stormwater lines;
  - b. To a collection tank with an overflow connected to the existing onsite stormwater lines; or
  - c. Absorption trenches or existing watercourse as deemed suitable by Council.
9. Notwithstanding the general controls for cut and fill requirements within this DCP, there must be a balance of cut and fill on site. Any fill must be contained wholly within the property boundary without causing any nuisance to the adjacent site.

### **Setbacks**

10. All outbuildings must be planned and organised in a group and must be located behind the building line so it is predominantly hidden from view from the public domain.
11. The minimum side and rear boundary setbacks for any one or more outbuildings on a lot must be at least:
  - a. 0.5m for lots in the R1, R2, R3 and R4 zone; or
  - b. 0.6m for outbuildings less than or equal to 36m<sup>2</sup> on lots less than 4000m<sup>2</sup> in the R5 zone; or
  - c. 3m for outbuildings greater than 36m<sup>2</sup> or outbuildings on a lot greater than or equal to 4000m<sup>2</sup> in the R5 zone.
12. Greater setbacks may be required in order to minimise any adverse impacts on the amenity of adjoining residents due to the proposed use of the outbuilding.

### **Building Design and Style**

13. The roof pitch for any outbuilding must not exceed 36 degrees.
14. The external wall cladding of outbuildings should be of masonry, colorbond sheet metal or other approved material which is compatible with the surrounding development in terms of profile, colour and finish.
15. The roof cladding of outbuildings should be of tiles, colorbond sheet metal or other approved material which is compatible with the surrounding development in terms of profile, colour and finish.
16. The colours of roof and wall cladding should generally be of low reflective natural earth and vegetation tones.

**NOTE:** The external materials should be constructed of non-combustible materials if the outbuilding is located on bushfire prone land.