

ENGINEERING

4.7 Shire of Three Springs Outbuildings - Local Planning Policy

Adoption		
Date	Meeting	Council Decision
18/09/2019	OCM	040/2022
Review		
Date	Meeting	Council Decision
25/02/2022	OCM	040/2022
12/06/2025	OCM	029/2025 – Amended Policy
Delegation		
No.	Title	
Legislative Reference		

PURPOSE

Local Planning Policies assist the local government in making decisions under the Scheme.

It is not intended that a policy be applied rigidly, but each planning application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, will be limited to the policy provisions and that mere compliance will result in an approval.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances, the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination. The Scheme prevails should there be any conflict between this Policy and the Scheme.

OBJECTIVES

1. To provide development standards for outbuildings specific to the Shire of Three Springs, as appropriate.
2. To provide a clear definition of what constitutes an “outbuilding”.
3. To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.
4. To limit the visual impact of outbuildings.
5. To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.
6. To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property.
7. To alter the deemed to comply provisions of the R-Codes for Outbuildings.

DEFINITIONS

‘Outbuilding’ means an enclosed non-habitable structure that is detached from any dwelling. For the purpose of this policy an open sided, roofed patio completely detached from the dwelling is also considered an outbuilding. For the purpose of this policy a non-enclosed addition to an existing outbuilding (e.g. veranda, patio, lean-to or carport etc.) shall constitute an extension to that outbuilding.

‘Front Building Line’ means the closest point of a house to the front boundary, drawn parallel to that boundary. In the case of a corner lot, the front building line applies to both streets.

POLICY PROVISIONS

General

1. Pre-fabricated garden sheds, “cubby houses”, kennels and other animal enclosures (such as aviaries, stables) less than 9m² in total aggregate area and less than 2.5m in height (measured from natural ground level) are exempt from this policy provided they are located to the rear of the house, and of a design and colour considered in keeping with the amenity of the area by the local government.
2. Other than for general storage and/or agricultural purposes an outbuilding shall not be used for any commercial or industrial use without prior approval from the local government.
3. The storage of accumulated personal items and any items in connection with a commercial or industrial operation (e.g. building materials, earthmoving equipment etc.) is considered contrary to the objectives of this policy and is therefore not considered sufficient justification for an increase in the maximum standards prescribed.
4. Development approval for an outbuilding is not required within the ‘Rural’ zone where the Scheme development standards and requirements for the zone are satisfied, and the development is not located in a place that is -
 - (a) a heritage-protected place; or
 - (b) designated as a bushfire prone area by the Fire and Emergency Services Commissioner.

Height, Size and Setbacks

Outbuildings within the Residential and Rural Townsite zones shall;

- (a) be single storey;
- (b) be located behind any dwelling on site;
- (c) meet all setback requirements set out in the Local Planning Scheme and this policy; not be approved by the local government on a lot not containing a dwelling;
- (d) not be approved by the local government on a lot not containing a dwelling;

The following maximum standards apply to outbuildings:

Table 1 - Site Layout Requirements

The following maximum standards apply to outbuildings:

Table 1 – Site Layout Requirements

Zone	Maximum area	Maximum wall height*	Maximum roof height*
Rural	Exempt from the area and height requirements of this policy		
Rural Residential	240m ²	4.5m	5.5m
Residential & Rural Townsite	120m ²	4m	5m

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(* Heights to be measured at natural ground level)

Consultation

Should the application not be considered to meet the requirements of the policy or in the opinion of Shire staff require further consideration, the matter may be advertised inviting comment in accordance with Clause 64 of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Applications seeking variation to any part of this policy are required to be accompanied by relevant detailed plans (site plan, floor plan, elevations displaying finished floor level relevant to natural ground level and schedule of materials and colours) and supporting information outlining the reasons for seeking the variation and demonstrating how the development will not result in any adverse effect on the amenity or the aesthetics of the area within which it is proposed.

The advertising of a received application that proposes variation to any part of the policy is undertaken to make the proposal available for inspection in order to provide opportunity for public comment and it should not be construed that final approval will be granted.

The local government in determining the application will take into account the submissions received but is not obliged to support those views.

The requirements of this policy have been formulated with regard for the preservation of the amenity of the surrounding area and as a general principle variation to these requirements will not be supported.

The Shire will only consider variations to the maximum standards in exceptional circumstances and the accumulation of personal items or vehicles is not considered an exceptional circumstance.

ADMINISTRATION

References

Shire of Three Springs Local Planning Scheme No.3 State Planning Policy 7.3 Residential Design Codes Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015

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Adoption

Version	Status	Date	Reference
Draft V1	Prepared for advertising	17/7/19	Minute Ref: 190706
Final	Adopted by Council	18/9/19	Minute Ref: 190902
Amendment	Adopted by Council	25/5/22	Minute Ref: 040/2022
Amendment 2	Adopted by Council	28/5/25	Minute Ref: 029/2025

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Review

Review timeframe: Annually

Review responsibility: Chief Executive Officer