

Outbuildings

An outbuilding is defined as “an enclosed non-habitable structure that is detached from any dwelling” (Residential Design Codes).

The purpose of this information sheet is to outline what the development guidelines and approval requirements are for outbuildings within the Shire of Exmouth.

Firstly, check the zone of the lot – development requirements differ between zones.

- Development approval is required in all zones other than Residential if the outbuilding complies with the provisions listed below.
- A building permit is required in all zones.
- A building permit for a house should be issued and the house substantially commenced (i.e. concrete slab and foundations are in place and all walls and/or frame) before construction of the outbuilding.

IN RESIDENTIAL ZONE

Outbuildings do not need Development Approval if they:

- Collectively do not exceed 90m² in area; with a maximum wall height to the top of the external wall (roof above) and top of external wall (concealed roof) of 3.6m and a maximum ridge height of 4.5m, in each case measured from natural ground level;
- Are not located in front of any dwelling and, where possible, sited at the rear of the lot;
- Do not reduce the amount of open space required in Table 1 of the Residential Design Codes;
- Are set back in accordance with Tables 2a and 2b of the R-Codes. As an example, if an outbuilding is located at ground level with a wall height of 3.6m and a wall length of less than 9m or less, the setback from the boundary should be at least 1.1m.

If any of these requirements are varied, Development Approval must be applied for. If approval is granted, a Building Permit can be applied for.

IN RURAL RESIDENTIAL ZONE & SPECIAL USE 9 – CAPE WILDERNESS ESTATE

Will need Development Approval before applying for a building permit.

Special requirements in this zone include:

- Outbuildings shall not have a floor area collectively in excess of 150m² and shall have a maximum wall height top of external wall (roof above) and top of external wall (concealed roof) of 3.8m and maximum ridge height of 4.8m, in each case measured from natural ground level;
- The colours of the outbuilding must be in accordance with the Shire of Exmouth Local Planning Policy ‘Colour Palette for Developments’;
- The external building materials, including roof shall be of a non-reflective materials;
- Rural Residential Zone 1 – Preston Street:** Side and rear boundary setback are 10m – outbuildings would be expected to be located behind the dwelling and sited towards the rear of the property
- Special Use 9 – Cape Wilderness Estate:** All development as per Rural Residential provisions of LPS4. Development to be contained within approved building envelope only.



IN SPECIAL USE ZONE 6 EXMOUTH MARINA

See complete conditions listed in LPS4, Schedule 4 – Special Use Zones. Conditions which may apply to Outbuildings only are summarised below:

Area A – Canal Lots

- Setback – secondary street 1.5m; side setback as per State Planning Policy 7.3 Residential Design Codes (R-Codes) R20 density;
- Max floor area 32m², max width 4.5m, max wall height 3m, max ridge height 4.5m above natural ground level;
- External materials and colours shall be consistent with that of the main dwelling.

Area A – Dry Lots

- Setback – secondary street 1.5m; side and rear as per State Planning Policy 7.3 Residential Design Codes (R-Codes), R20 density with the exception of lots adjoining Warne Street and the foreshore reserve which shall have a min setback of 4m for all development.
- Max floor area 32m², max width 4.5m, max wall height 3m, max ridge height 4.5m above natural ground level;
- Materials and colours shall be consistent with that of the main dwelling.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Exmouth encourages you to seek professional advice before acting on any information contained within this document. Should you require further information, please do not hesitate to contact the Shire's Planning Department on (08) 9949 3000. 8 December 2020

