



POLICY NO:

SDev CP030 – LOCAL PLANNING POLICY -CONSTRUCTION OF OUTBUILDINGS IN THE ‘SMALL HOLDING’ ZONE PRIOR TO COMPLETION OF A DWELLING

GOVERNANCE INFORMATION			
Procedure Link:		Administrative Policy Link:	

ADMINISTRATION INFORMATION							
History	1	NEW	OCM	18/05/16	Res: 112/16	Synopsis	Policy created.
Version	2		SCM	26/07/18	Res: 251-18	Synopsis	Reviewed and Adopted by Council
Version	3	SDev CP030	OCM	30/09/20	Res: 269-20	Synopsis	Reviewed and Adopted by Council
Version	4	SDev CP030	OCM	28/09/22	Res: 243-22	Synopsis	Reviewed and adopted by Council.
Version	5	SDev CP030	OCM	23/10/24	Res: 275-24	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of the policy is for Council to establish a clear position for the construction of outbuildings on lots zoned ‘Small Holding’, prior to the construction of an approved dwelling on the same lot.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 and Part VIII of Town Planning Scheme No.3.

3. DEFINITIONS

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 1, Clause 1.8 of the Shire of Dardanup Town Planning Scheme No.3, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

4. POLICY

4.1 Unless otherwise exempt in TPS3, the Regulations, or ‘SDev CP091 – LPP - Exempted Development and Land Use Policy’, all outbuildings within the Small Holding zone require Development Approval prior to their construction.

4.2 All Development Approval applications under the scope of this policy will be assessed having regard to this policy, and may only be supported where the following conditions are met:

- a) Building permit for a dwelling on the lot has been issued.
- b) Only one (1) outbuilding prior to the completion of a dwelling may be supported.
- c) The proposed outbuilding shall not be used for human habitation purposes. Temporary occupation within a caravan will be considered under *SDev CP104 Local Planning Policy Caravans as Temporary Accommodation*.
- d) The proposed outbuilding shall not be used for any commercial or industrial use.

4.3 Notwithstanding Part 4.2 above, if the Shire considers that the outbuilding proposed on the vacant lot has the potential to visually impact upon the amenity of the locality, the application will be refused.

Application

This policy applies to the development of all outbuildings in the ‘Small Holding’ zones under TPS3, where a proposed outbuilding will be constructed prior to completion of a dwelling on same lot.

This policy does not apply if there is an existing dwelling on the same lot.

5 REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Shire of Dardanup Town Planning Scheme No. 3 (TPS3).

SDev CP104 Local Planning Policy Caravans as Temporary Accommodation