



Local Planning Policy

LPP 6.17- Development in Rural Residential Zones

Introduction.

The Rural Residential zone seeks to provide lifestyle opportunities for a range of limited rural activities while preserving conservation and landscape attributes on lots ranging in size from 1ha to 4ha. To achieve a high-quality landscape and preserve environmental values, it is necessary to ensure appropriate controls guide-built form.

This Policy applies to “Rural Residential” zoned land under Local Planning Scheme No.8 and establishes the Shire’s position on development standards and design considerations for building envelopes, outbuildings and ancillary accommodation. The intent is to ensure that buildings are designed, scaled and located to be respectful of a semi-rural streetscape character, the existing natural and built environments and local amenity.

This Local Planning Policy has been adopted by the Shire of Capel in accordance with the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Purpose

The objectives of this policy are to:

1. Provide Acceptable Development Standards for outbuildings, ancillary accommodation and the location and design of building envelopes.
2. Preserve local amenity by creating and maintaining attractive streetscapes.

Application

This policy applies to the “Rural Residential” zone. Prior to the commencement of development works, landowners and applicants are encouraged to discuss all development proposals with the Shire’s Development Services Duty Planner to determine whether the terms and requirements of this policy apply.

Policy Statement

In determining the suitability of outbuilding, ancillary accommodation or building envelope amendments, the following measures detailed in Table 1 below will be assessed. If the Acceptable Development Criteria are met, the proposal may be considered more appropriate. If the Acceptable Development Criteria are not met, then the proponent must demonstrate how the proposal still meets the Performance Criteria.

Table 1 Requirements for Rural Residential Development

Performance Criteria	Acceptable Development
Element: Outbuilding	
<p>PC1.1 Wall heights greater than 4.5m above natural ground level may be considered when:</p> <ul style="list-style-type: none"> • Located behind an existing dwelling; and • Not visible from the public realm; and • Include landscape screening to reduce visibility from neighbouring properties or is already screened by location of neighbouring outbuilding structures. <p>PC 1.2 Outbuildings may be considered forward of an existing dwelling when:</p> <ul style="list-style-type: none"> • There is no opportunity to locate an outbuilding behind the existing dwelling. • Front setback requirements are satisfied. • The wall height is limited to 3.5m above natural ground level and a maximum floor area of 100m². • Screening vegetation is provided for at least 50% of the side and rear elevations from the street and neighbouring properties. • The colour selected achieves a maximum 0.7 reflectivity index. • The outbuilding is orientated to minimise visibility from the street. • Key elements of the existing dwelling, such as a front door and a major opening to a habitable room are visible from the street (unless already obscured from the street due to topography and/or existing landscaping). • Vehicular access to the outbuilding will not require removal of mature remnant trees or access can be designed to minimise disturbance to existing vegetation. • Walls visible from the street incorporate windows or doors to break bulk. 	<p>AD1.1 Wall heights to be no greater than 4.5m above natural ground level.</p> <p>AD1.2 Be located behind a dwelling.</p>

Element: Ancillary Accommodation	
<p>PC2.1 The Ancillary Accommodation will be effectively screened from the public realm by landscaping features or by existing topographical features.</p>	<p>AD2.1 If development of the site is to be staged, with an intention to develop a small dwelling first with the intent to convert to “Ancillary Accommodation” at later stages, the design of the “Ancillary Accommodation” shall include a design style and elevations with features associated with a traditional residential dwelling and include at least two of the following elements:</p> <ul style="list-style-type: none"> • Front verandah; • Awnings; • 2 types of materials; and • Vertical or horizontal stepping in façade. <p>AD2.2 Ancillary accommodation buildings incorporated within an outbuilding structure shall satisfy the following criteria:</p> <ul style="list-style-type: none"> • there is an approved building permit issued for a dwelling; • the combined floor area of the ancillary accommodation and the outbuilding is no greater than 200m²; and • the ancillary dwelling component includes a separate externally accessible front door, awnings and major openings to habitable rooms.
Element: Building Envelopes	
<p>PC3.1 The building envelope location enables the preservation and protection of site-specific environmental conditions including remnant vegetation, water courses, wetlands, or similar features.</p> <p>PC3.2 A reduced side or rear boundary setback may be considered where it is:</p> <ul style="list-style-type: none"> • supported by a landscaping plan that enables future development to be effectively screened from neighbouring properties outdoor courtyards or major openings; or • Screened by a neighbouring properties existing outbuilding. 	<p>AD3.1 Building envelope locations and configurations are to achieve consistent streetscape setbacks with adjoining lots.</p> <p>AD3.2 Amendments to existing building envelopes that fall outside the exemption criteria listed in Local Planning Policy 6.3 may be supported subject to ensuring:</p> <ul style="list-style-type: none"> • Uniformity in established streetscape setbacks; • Achieving appropriate separation from environmental features and/or enabling improved environmental or landscape amenity outcomes; • Complying with minimum setbacks standards of Local Planning Scheme No.8.

Procedure

Advertising will be undertaken in accordance with the Shire of Capel Local Planning Scheme No.8.

Before carrying out any development, any other licences, permits, or approvals required must be obtained in accordance with any other law.

Department:	Development Services	Next review:	
Reviewer:		Legislation:	Local Government Act 1995 Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
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Amended:		Risk:	
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