

Introduction

This Policy sets out Council's requirements for outbuildings on land zoned Rural Residential or Rural/Priority Agriculture on lots below 15ha when there is no associated dwelling.

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

Purpose

The objectives of the Policy are to establish guidelines which will:

- Ensure outbuildings do not adversely affect the amenity of the locality;
- Ensure acceptable development outcomes are achieved; and
- Clearly outline criteria to be addressed by proponents.

Application

This policy applies to land without an approved constructed dwelling, on land zoned:

- Rural Residential
- Rural with a land area 15ha or less
- Priority Agriculture with a land area 15ha or less

Policy Statement

Development approval for an outbuilding, will be granted, if it complies with the provisions in Table 1 below.

Table 1 – Development Requirements

| Zone | Additional Requirements |
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| Rural Residential | <ul style="list-style-type: none"> • Where a building permit has been issued for a dwelling and the outbuilding location will not compromise the construction of the dwelling. • Is located within an approved building envelope. |
| Rural/Priority Agriculture (15ha or below) | <ul style="list-style-type: none"> • Satisfies setback requirements detailed in Schedule 4 of Local Planning Scheme No.8. • Is located in the back half of the lot to reduce visibility from the street or other public areas. • Is not located on highly prominent land features (such as a ridgeline). • At least 50% of elevation is screened from the public realm by use of existing vegetation, landforms or |

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| | <p>proposed landscaping features (landscaped bund or vegetation).</p> <ul style="list-style-type: none"> • Cladding is non-reflective and colour selected is of a dark tone that blends with the landscape. • Floor area and wall heights are no greater than 300m² and 5m respectively. |
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Procedure

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

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| Department: | Development Services | Next review: | 2025 |
| Reviewer: | | Legislation: | Local Government Act 1995 Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 |
| Adopted: | 30 October 2024 | Delegation: | 166 |
| Amended: | | Risk: | |
| Policy ref #: | LPP 6.12 | Version: | 1.0 |