

OUTBUILDINGS - R-CODES PERFORMANCE CRITERIA POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To provide direction and clarity to Developers and the Community on the application of the Performance Criteria with regard to Clause 3.10.1 –Outbuildings, of the Residential Design Codes (R-Codes) 2002.

POLICY STATEMENT:

In accordance with the provisions of the R-Codes (Clause 3.10.1 –Outbuildings), where an Outbuilding greater than 2.4m in height and greater than 60sqm, Council approval should be sought in accordance with the performance criteria.

The relevant Residential Design Codes 2002 Performance Criteria states:

“Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.”

1. This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes 2002 and shall have effect for applications made for residential development as defined by the City of Bayswater Town Planning Schemes (as amended). This policy does not alter or change in any way the acceptable development criteria of the codes.
2. An outbuilding which has a maximum wall height of 2.7m shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes 2002.
3. An outbuilding which has a maximum wall height of 3.0m shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes 2002 where the applicant has provided a copy of the proposed plans (including elevations of the proposed outbuilding) which have been endorsed in writing on the plans by the affected adjoining property owner(s) thereby indicating that there is no objection to the proposed outbuilding.
4. An outbuilding which has a size not exceeding 80sqm in area or 10 per cent in aggregate of the site area, whichever is lesser shall be deemed as meeting the performance criteria of Clause 3.10.1 of the Residential Design Codes 2002.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6.2 of Residential Design Codes (2002).

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	09 December 2003
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	
Reviewed / Modified	Date	