

22.19 OUTBUILDINGS IN THE LOW DENSITY RESIDENTIAL ZONE

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This policy applies to all land within the Low Density Residential Zone.

22.19-1 Policy basis

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This policy builds on the Municipal Strategic Statement (MSS) objectives in clause 21.06 to ensure that new outbuildings are designed and sited to reinforce and be respectful of the landscape and environmental characteristics of a site and its surroundings.

Manningham's Low Density Residential Zone is characterised by undulating form with prominent ridgelines, dissected by creeks and drainage lines, and contains vegetation of landscape and environmental significance.

Areas within the zone offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that outbuildings do not negatively impact on the character of the area.

22.19-2 Objectives

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The objectives of this policy are:

- To ensure that land is developed in a way that is compatible with the use and character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing vegetation, where appropriate, and that the design of outbuildings and any replacement landscaping complements the character of the area.
- To protect and enhance landscape quality, viewlines and vistas.
- To ensure that the size, design and siting of outbuildings is acceptable, having regard to the low density residential character of the area.

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It is policy that:

- Outbuildings shall be used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling.
- Numbers of outbuildings are limited and that buildings are co-located, to reduce the scattered visual impact of buildings on the landscape.
- On a corner site, outbuildings are discouraged from fronting onto a different street frontage from the dwelling.
- Outbuildings other than a carport are not to be located within the primary street frontage.
- Buildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape with the elevated ridgeline providing the appropriate backdrop.
- The siting of outbuildings on hill-tops/ridgelines is discouraged and will only be considered when it can be demonstrated that a building will be sited and designed so

that it will be adequately screened from other properties and roads so as to not be prominent in the landscape.

- Outbuildings should not be located on top of any easements, without prior approval from Council or the relevant authority responsible that benefits from the easement.
- Outbuildings are sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings.
- The amenity of adjoining and surrounding properties is protected by ensuring that outbuildings are set back or developed appropriately to minimise visual bulk.
- The removal of native vegetation is minimised by ensuring that the outbuilding is appropriately sited.
- The design, scale, external colour and finishes of outbuildings respects the character of the area, by addressing the following:
 - The use of reflective building materials such as zincalume is discouraged where a building would be clearly visible from surrounding properties or roads; and
 - The use of muted tones on external surfaces is encouraged, while the use of bright or contrasting colours is discouraged in areas that are clearly visible from surrounding properties or road.
- Appropriate mature screen planting is utilised to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from the road.
- The building be used for the storage of goods or vehicles that the property owner can demonstrate they own.
- Shipping containers are not converted for the purpose of an outbuilding.
- Development of outbuildings that have a greater floor space or height than the existing dwelling, is discouraged.

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Application Requirements

An application for an outbuilding in a Low Density Residential Zone must be accompanied by the following information, as appropriate:

- A site analysis of the site and surrounding area including:
 - The location of the existing or proposed dwelling and associated outbuilding(s);
 - Existing land uses and buildings and works on the site and adjoining properties;
 - Demonstration of the impact on effluent disposal and location of septic systems;
 - Topography, existing vegetation and details of any proposed earthworks; and
 - Any other matters explaining the proposal and how it addresses this policy.

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Decision guidelines

In assessing an application for the use and development of an outbuilding, the Responsible Authority will consider:

- The extent to which the application for an outbuilding meets the objectives and directions of this policy and the objectives and requirements of the Low Density Residential Zone and any other relevant State and Local planning provisions.

22.19-6 Policy references

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Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015.