



LOCAL PLANNING POLICY NO. XX: COLOUR APPLICATION AND DETERMINATION

Adopted on the **XX** in accordance with
Schedule 2, Part 2 of the *Planning & Development (Local Planning
Schemes) Regulations 2015*

1. INTRODUCTION

This Local Planning Policy has been prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Denmark Local Planning Scheme No. 3* (the Scheme).

The purpose of this Policy is to provide guidance on the interpretation and application of colour requirements within the Local Planning Scheme, particularly where zone provisions prohibit white or off-white finishes and require colours that blend with the natural landscape.

This Policy is intended to assist applicants, decision-makers and the community by clarifying acceptable colour outcomes while maintaining flexibility to respond to site-specific context.

2. APPLICATION

This Policy applies to all development where the Local Planning Scheme, zone schedules or structure plans include provisions that:

- prohibit white or off-white colours; and/or
- require colours that blend with, are sympathetic to, or integrate with the natural landscape.

3. OBJECTIVES

This Policy aims to:

- a) ensure development integrates visually with the natural landscape and surrounding built form;
- b) avoid visually dominant, reflective or high-contrast colour outcomes;
- c) provide a consistent interpretation of non-prescriptive colour terminology used in the Scheme; and
- d) support objective assessment through performance-based measures, including Solar Absorptance (SA)

4. POLICY PROVISIONS

4.1 Prohibited Colours

Where the Local Planning Scheme or zone schedules prohibit white or off-white, these terms are to be interpreted broadly and include colours that are visually perceived as white, near-white or very light neutral tones, regardless of product name or manufacturer description.

The Solar Absorbance value shall be between the values of 0.3 and 1.0.

Zincalume (Al-Zn coated) and Galvanised Steel (Zn coated) are considered prohibited.

5.2 Acceptable Colour Outcomes

Where colours are required to blend with the natural landscape or be sympathetic to their surroundings, development is to utilise colour treatments that are visually recessive and harmonious with the landscape character of the locality.

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These colours are typically muted, low-saturation tones that avoid strong contrast, brightness or reflectivity, and are intended to integrate with surrounding vegetation, landform, materials and development. Colours within these descriptions may include variations of earth-based, mineral and vegetation tones, provided they are not vivid, fluorescent or visually dominant.

The Solar Absorbance value shall be between the values of 0.4 and 1.0.

Zincalume (Al-Zn coated) is not considered acceptable

Galvanised Steel (Zn-coated) may be considered where the provisions of this policy section can be met.

5.4 Assessment Criteria

In determining whether a proposed colour complies with this Policy, consideration will be given to:

- a) the visual relationship between the development and the surrounding landscape;
- b) the degree of contrast with adjoining development and natural features;
- c) the finish and reflectivity of materials;
- d) compliance with any applicable Solar Absorbance (SA) requirements; and
- e) whether the colour treatment results in a visually recessive built form.

Related Policies	<i>Nil</i>
Related Procedures and Documents	<i>Nil</i>
Adopted	Version 2 adopted 17 October 2023

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LOCAL PLANNING SCHEME POLICY NO. 13: OUTBUILDINGS & WATER TANKS

**Adopted on 18th July 2023 in accordance with
Schedule 2, Part 2 of the *Planning & Development (Local Planning
Schemes) Regulations 2015***

1. INTRODUCTION

This Local Planning Policy has been prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Denmark Local Planning Scheme No. 3* (the Scheme).

The purpose of this Policy is to detail development standards and assessment criteria for outbuildings within a residential and rural context.

This policy does not address the development of outbuildings within the Tourist, Commercial, Industrial or General Industry zones.

2. OBJECTIVES

This Policy aims to:

- Identify standards for the development and use of outbuildings and water tanks that balance the needs of landowners with the protection of visual amenity, environment and streetscape character.
- Enable the development of outbuildings and water tanks that are consistent with adopted development standards.
- Provide clear direction for the assessment of proposed variations from adopted development standards.

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Residential Design Codes (R-Codes) and the Regulations, including:

Outbuilding – An enclosed non-habitable structure that is detached from any dwelling.

(Note: A garage that is attached (shares a common wall and under same roof line) with a residential dwelling is not considered an Outbuilding.)

Water Tank – An enclosed structure designed and engineered to retain water.

Enclosed – An area bound on three or more sides by a permanent wall and covered [roofed] in a water impermeable material.

Other buildings or structures that are not enclosed (including carports, pergolas, shade houses and patios) are not directed by this Policy unless attached to an outbuilding.

4. DEVELOPMENT APPROVAL REQUIREMENTS

4.1 Deemed to Comply Proposals

Outbuildings and water tanks that meet the development standards prescribed in this policy are considered 'deemed to comply' and do not require planning approval unless works are located in a heritage protected place.

4.2 Variations

Planning approval is required for any proposals that do not meet the development standards of this policy or for the relevant zone. The Shire will assess proposed variations as follows:

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4.2.1 Residential, Special Residential, Professional Office, Special Rural, and Landscape Protection Zones

- (a) A proposal for a 'minor' variation from any of the deemed to comply standards, including a proposed variation of up to 15% for any prescribed standard, may be supported subject to assessment. Referral of the proposal to neighbouring landowners for comment will be at the discretion of the Shire.

(Note: Proposals that include variations of up to 15% are not automatically approved. All variations will be assessed according to the criteria outlined at (c) below.)

- (b) A proposal for a 'substantial' variation from any of the deemed to comply standards, including a proposed variation of over 15% from any prescribed standard, will require considerable justification on planning grounds by the proponent. Variations of this extent will only be supported in exceptional circumstances. Referral of the proposal to neighbouring landowners for comment will be undertaken in all cases.

- (c) All proposals for a variation from any of the deemed to comply standards will be assessed against the following criteria:

- Justification on planning grounds provided by the proponent.

(Note: Justification on planning grounds may include, for example, demonstrated limitations of the site such as slope or the need to retain remnant vegetation. Planning grounds do not include personal need.)

- Extent of variation proposed and ability to meet other applicable development standards.

(Note: For example, a variation seeking increased height should endeavour to meet all other development standards, where possible.)

- Impact of building bulk, scale and cumulative development on the subject site.
- Impact on the streetscape including minimising visibility, promoting passive surveillance and providing a high standard of design/ aesthetics.
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development.
- Potential impact on the visual amenity of adjoining landowners.
- Disturbance of any remnant vegetation and provision for additional screening vegetation.
- Retention of a sufficient amount of open space on site, including in accordance with the deemed to comply criteria of the R-Codes where applicable.

4.2.2 Rural and Rural Multiple Occupancy Zones

- (a) Subject to assessment the Shire may support additional outbuildings and water tanks with no maximum cumulative area limit or heights where directly associated with an approved rural land use.

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5. POLICY PROVISIONS

All proposed outbuildings and water tanks will be assessed for consistency with the following requirements:

5.1 Development Standards – Outbuildings

5.1.1 Residential, Special Residential & Professional Office Zones

- (a) Outbuildings individually or collectively do not exceed the following standards:
 - (i) 60m² for lots <500m²
 - (ii) 80m² for lots 500m² to 1000m²
 - (iii) 100m² for lots 1000m² to 2000m²
 - (iv) 120m² for lots >2000m²
- (b) Maximum wall height of 3.2m above natural ground level (including site works).
(Note: A minor variation in wall height of up to 15% may be supported by the Shire subject to development approval, the outbuilding not containing any boundary walls, and the outbuilding being designed to be compatible with the colour and materials of the residential dwelling on the same site.)
- (c) Maximum ridge height of 4.2m above natural ground level (including site works).
- (d) Outbuildings are not located within the primary or secondary street setback area.
- (e) Outbuildings do not require the clearing of remnant vegetation or are located within 30 metres of a natural waterway or wetland.
- ~~(f) Within the Special Residential Zone, outbuildings are built with external materials that are non-reflective and recede visually within the surrounding landscape. This includes materials on walls and rooves that meet the following standards:
 - ~~(i) Minimum solar absorptance of 0.5~~
 - ~~(ii) Maximum solar reflectance index of 50~~*(Note: The lightest Colorbond™ colour permitted is 'Bluegum'.)*~~
- (g) Services/ facilities provided to the outbuilding are limited to a small water closet with handwashing basin only.
- (h) Within the Special Residential Zone a minimum of 80% open space is to be retained on the site.
- (i) Development standards and requirements of the zone and R-Codes (where applicable), including street and boundary setback standards.

5.1.2 Special Rural and Landscape Protection Zones

- (a) Maximum cumulative area of outbuildings up to 150m².
- (b) Maximum wall height of 3.5m above natural ground level (including site works).
- (c) Maximum ridge height of 4.5m above natural ground level (including site works).
- (d) Located within an existing building envelope (where applicable).

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- (e) Outbuildings do not require the clearing of remnant vegetation or are located within 30 metres of a natural waterway or wetland.
- ~~(f) Outbuildings are built with external materials that are non-reflective and recede visually within the surrounding landscape. This includes materials on walls and rooves that meet the following standards:
 - Minimum solar absorptance of 0.5
 - Maximum solar reflectance index of 50*(Note: The lightest Colorbond™ colour permitted is 'Bluegum'.)*~~
- (g) Services/ facilities provided to the outbuilding are limited to a small water closet with handwashing basin only.
- (h) Development standards and requirements of the zone, including street and boundary setback standards.

5.1.3 Rural and Rural Multiple Occupancy Zones

- (a) Maximum cumulative area of outbuildings on the property is 500m².
(Note: Within the Rural Multiple Occupancy Zone this refers to the parent lot.)
- (b) Maximum wall height of 5.0m above natural ground level (including site works).
- (c) Maximum ridge height of 6.0m above natural ground level (including site works).
- (d) Minimum 50m setback from all lot boundaries.
- (e) Outbuildings do not require the clearing of remnant vegetation or are located within 30 metres of a natural waterway or wetland.
- (f) Services/ facilities provided to the outbuilding are limited to a small water closet with handwashing basin only.
- (g) Development standards and requirements of the zone.

5.2 Development Standards – Water Tanks

5.2.1 Residential, Special Residential, Professional Office, Special Rural, and Landscape Protection Zones

- (a) Maximum cumulative size of up to 50,000 litres where connection to a reticulated water supply service is available, or up to 140,000 litres where connection to a reticulated water supply service is not available.
(Note: The minimum requirement for on-site water supply storage where a reticulated water supply service is not available is 92,000 litres)
- (b) Maximum height of 3.5m above natural ground level (including site works).
- (c) Not located in front of a residential dwelling (between the dwelling and the primary street).
- ~~(d) Within the Special Residential, Special Rural and Landscape Protection zones, tanks are coloured, toned or painted with external materials that are non-reflective and recede visually within the surrounding landscape. This includes materials on walls and rooves that meet the following standards:~~

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- ~~Minimum solar absorptance of 0.5~~
- ~~Maximum solar reflectance index of 50~~

(Note: The lightest Colorbond™ colour permitted is 'Bluegum'.)

- (e) Do not direct water overflow or runoff into an adjoining property.
- (f) Water tanks do not require the clearing of remnant vegetation or are located within 30 metres of a natural waterway or wetland.
- (g) Meet all relevant development standards, including street and boundary setback standards (or building envelopes where applicable), consistent with the R-Codes (where applicable) and the requirements of the zone.

5.2.2 Rural and Rural Multiple Occupancy Zones

- (a) Maximum cumulative size of water tanks on the property is 250,000 litres.
(Note: Within the Rural Multiple Occupancy Zone this refers to the parent lot.)
- (b) Do not direct water overflow or runoff into an adjoining property.
- (c) Meet all relevant development standards, including street and boundary setback standards, and the requirements of the zone.

5.3 Vacant Sites

Outbuildings and water tanks may not be constructed on vacant lots in the Residential, Special Residential, Professional Office, Special Rural, Landscape Protection or Rural Multiple Occupancy zones unless Planning Approval and a Building Permit has been obtained for a residential dwelling.

(Note: A Building Permit for a residential dwelling and outbuilding can be obtained concurrently.)

5.4 Commercial Use

Use of outbuildings for commercial or business purposes is not permitted unless planning approval has been obtained for that use.

5.5 Habitation & Servicing

Outbuildings may not be used for human habitation except where approval has been granted under the Shire's *Guidelines for Temporary Accommodation Policy* (P130301).

Outbuildings must be designed to reflect their use as a non-habitable building. The Shire may not support designs that contain lined ceilings, extensive windows, glass sliding doors and other similar features.

The provision of a bathroom or other non-habitable room (as defined in the Building Code of Australia) that is normally associated with a residential dwelling will only be supported by the Shire in exceptional circumstances, where the applicant has demonstrated a need that the Shire considers appropriate relative to the intended land use.

(Note: The Shire cannot support the development of habitable rooms (including a kitchen, study, etc.) within an outbuilding. The development of habitable rooms may only take place within a building of a

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different class under the Building Code of Australia and will therefore only be approved as part of a residential dwelling, ancillary dwelling or detached habitable room. Any additional services and facilities that are proposed in association with approved Temporary Accommodation must be removed in full after 12 months and confirmed upon inspection by the Shire.)

5.6 Detached Habitable Rooms

The area of any detached habitable room(s) on the subject site will be subtracted from the allowable area of outbuildings.

(Note: For example, on a lot of 500 – 1000m² in the Residential Zone where an outbuilding/s of up to 80m² may be permitted, this allowance may be reduced to 40m² if a Detached Habitable Room of 40m² is developed on the site. Refer to Local Planning Policy 49: Ancillary Dwellings & Detached Habitable Rooms for further details.)

5.7 Unenclosed Additions

To reduce the size and bulk of outbuildings within the Residential, Special Residential, Professional Office, Special Rural and Landscape Protection zones, the addition of carports and other unenclosed structures to outbuildings must not result in a cumulative roofed area greater than the permitted outbuilding floor area (see Part 5.1) plus 30%.

(Note: For example, a property within the Special Rural Zone can build an outbuilding of up to 150m² with attached verandas or carport up to an additional 30% (45m²), totalling a maximum cumulative roofed area of 195m². Alternatively, this potentially also provides for an outbuilding of 110m² with attached unenclosed structures of up to 85m². A structure is considered enclosed if it is bound on three or more sides by a permanent wall and covered [roofed] in a water impermeable material.)

5.8 On-Site Effluent Systems

For properties with an on-site effluent disposal system, outbuildings and water tanks are required to have the following minimum setbacks to the effluent disposal system:

- 1.2 metres to the tank(s)
- 1.8 metres to the leach drain(s)

5.9 Bushfire Prone Areas

Within designated ‘bushfire prone areas’ (defined by the Department of Fire & Emergency Services) outbuildings must be located to minimise bushfire risk, avoid impacts on remnant vegetation and be developed consistent with relevant planning and building requirements for bushfire protection.

(Note: Outbuildings should be located in locations of lower risk where possible. In order that an outbuilding does not increase the bushfire risk to an established residential dwelling, structural and/or physical fire separation may be required.)

5.10 Sea Containers and other moveable structures

A sea container or other moveable structure may be placed on a property for less than 48 hours without approval.

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A formal request may be made for the temporary use of a sea container or other moveable structure on a property for up to 28 days.

In all other circumstances a sea container or other moveable structure is considered an outbuilding and the same planning approval and building permit requirements apply.

Related Policies	<i>Local Planning Policy No. 49: Ancillary Dwellings & Detached Habitable Rooms</i> <i>Local Planning Policy No. 50: Building Envelopes</i>
Related Procedures and Documents	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> <i>State Planning Policy No. 7.3 Residential Design Codes Volume 1</i>
Adopted	Version 5 adopted 18 July 2023.

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Classic finish



Dover White™
Classic finish
SA = 0.28



Surfmist®
Classic finish
SA = 0.33



Evening Haze®
Classic finish
SA = 0.43



Southerly®
Classic finish
SA = 0.40



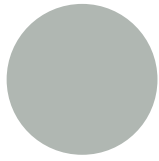
Dune®
Classic finish
SA = 0.48



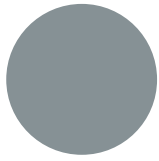
Paperbark®
Classic finish
SA = 0.43



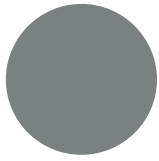
Classic Cream™
Classic finish
SA = 0.33



Shale Grey™
Classic finish
SA = 0.44



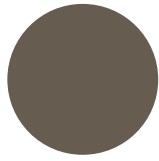
Bluegum®
Classic finish
SA = 0.57



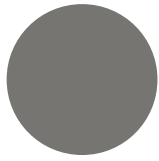
Windspray®
Classic finish
SA = 0.60



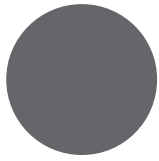
Gully®
Classic finish
SA = 0.64



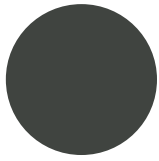
Jasper®
Classic finish
SA = 0.67



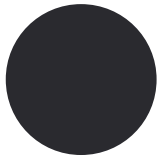
Wallaby®
Classic finish
SA = 0.64



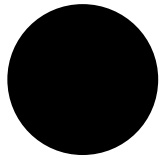
Basalt®
Classic finish
SA = 0.67



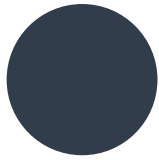
Woodland Grey®
Classic finish
SA = 0.70



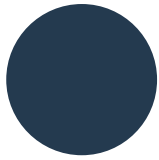
Monument®
Classic finish
SA = 0.73



Night Sky®
Classic finish
SA = 0.95



Ironstone®
Classic finish
SA = 0.73



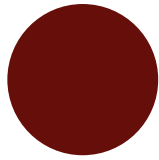
Deep Ocean®
Classic finish
SA = 0.74



Cottage Green®
Classic finish
SA = 0.73

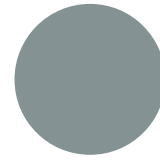


Pale Eucalypt®
Classic finish
SA = 0.60

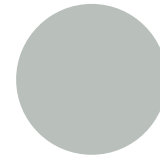


Manor Red®
Classic finish
SA = 0.70

Matt finish



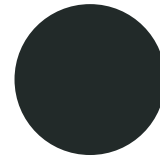
Bluegum®
Matt finish
SA = 0.59



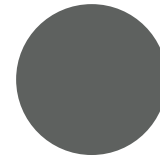
Shale Grey™
Matt finish
SA = 0.46



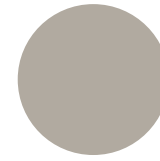
Surfmist®
Matt finish
SA = 0.35



Monument®
Matt finish
SA = 0.79



Basalt®
Matt finish
SA = 0.71



Dune®
Matt finish
SA = 0.48



COLORBOND® STEEL CORE COLOURS

With 22 pale, mid and deep toned COLORBOND® steel core colours, and six colours also available in a premium Matt finish, you can enjoy the process of discovering the perfect colour scheme and design palette for your dream home.

Select from these colours for your roofing, walling, fascias, gutters, downpipes and garage doors.

For further colour inspiration visit COLORBOND.COM

Legend

SA = (Solar Absorptance) is a measure of how much of the sun's heat that a material absorbs. Choosing a colour with a lower SA is a cooler option and may help you meet building regulations such as NCC or BASIX. These are nominal values based on new product and measured in accordance with ASTM E 903-96.

Available in COLORBOND® Ultra steel for coastal and industrial environments. Other colours in the Classic finish may be available on request.