

22.10 STORES AND OUTBUILDINGS POLICY

03/10/2013
C134

This Policy applies to all land within the City of Melton.

22.10-1 Policy Basis

03/10/2013
C134

The City of Melton contains areas of open plain, important highway routes, historic areas, attractive townships and significant landscapes, which can be negatively impacted upon by inappropriately sited designed stores and outbuildings.

The Melton City Council recognises that the development of outbuildings and stores are often a necessary requirement for the landowners within the City, in particular those living within the rural regions.

The policy has direct regard for the Melton Planning Scheme and must be read in conjunction with these provisions.

22.10-2 Policy Objectives

23/08/2007
C59

The objectives of the policy are to:

- Ensure that the siting, design and scale of outbuildings and stores respects the character of an area;
- Ensure that the design and siting of outbuildings and stores does not have a detrimental impact upon visual amenity and the natural landscape;
- Ensure that the amenity of nearby and neighbouring properties are not unduly affected by the use or development of outbuildings and stores.
- Encourage the appropriate siting, external finishing and use of stores and outbuildings.

22.10-3 Policy

23/08/2007
C59

It is policy to:

- Ensure that the design, siting and scale of outbuildings and stores respects the character of the area;
- Ensure that outbuildings and stores are not visually intrusive and do not have adverse impact upon view lines or the natural landscape;
- Encourage the external finish of developments to be consistent with and compliment the landscape amenity and surrounding area;
- Protect the amenity of surrounding properties by ensuring that outbuildings and stores are developed appropriately in terms of use and scale;
- Encourage the development of outbuildings that do not have a greater floor space or height than the existing residence;
- Discourage the development of vehicle stores and storage of shipping containers within residential areas;
- Ensure that shipping containers are not converted for the use of an outbuilding or store;
- Prevent the development of vehicle stores and the storage of shipping containers within residential areas.
- Ensure that appropriate mature screen planting is utilised to reduce the visual impact of the outbuilding from the neighbouring properties and the street;

- Ensure that all stores and outbuildings are setback appropriately as specified in the *Shire of Melton Store and Outbuilding Policy and Guidelines* and do not have an adverse impact upon the amenity of the neighbouring residences; and
- Minimise the removal of native vegetation by ensuring that the proposal is appropriately sited.

22.10-4

Decision Guidelines

03/10/2013
C134

All applications for Stores and Outbuildings should meet the policy requirements stated in the *Shire of Melton Store and Outbuilding Policy and Guidelines*. If an application is contrary to the policy, written justification is required and this should form part of the application.

In assessing an application for the use and development of stores and/or outbuildings, the Responsible Authority will consider:

- The extent to which the application meets the objectives and directions to this policy
- The affect the proposal has on the amenity of the neighbouring and nearby properties, including consistency with the existing neighbourhood character.
- If the visual appearance and presentation of the development is of high quality, by providing appropriate siting of the outbuilding, setbacks and adequate landscaping.

22.10-5

Policy references

03/10/2013
C134

Shire of Melton Store and Outbuilding Policy and Guidelines (2005).