

Policy			
Title:	Outbuildings and Sea Containers in Residential Areas	Code:	LP.12
Purpose or Objective:	<ol style="list-style-type: none"> 1. To ensure that the Design Principles of the R-Codes and relevant development provision of the Scheme are appropriately addressed; 2. To ensure that outbuildings are appropriately located on premises; 3. To preserve and enhance the amenity of the area and to limit the visual impact of outbuildings by controlling building bulk (size and height); 4. To ensure that materials used, and the design of outbuildings are of an acceptable standard; and 5. To improve customer service standards through the timely processing of applications for outbuildings. 6. To regulate the use of sea containers in conjunction with properties developed or zoned for Residential purposes within the local government. 		
Reference Documents:	<ul style="list-style-type: none"> • State Planning Policy 7.3 – Residential Design Codes of WA • City of Canning Local Planning Scheme No.42 		

Policy Statement
<p>The City of Canning (the local government) will apply the criteria defined in this policy when assessing outbuildings in the Residential, Rural Residential and Rural Zones of the local government. Additionally, this policy provides the guidance on the circumstances that a sea container will be considered in developed or zoned to allow for Residential purposes.</p>

1 Scope

This policy applies to the design and siting of large and multiple outbuildings in the Residential, Rural Residential and Rural Zones.

2 Definitions

Unless otherwise defined below, words and expressions in this policy are as defined in Part 6 of the City of Canning Local Planning Scheme No. 42 (the Scheme), the *Planning and Development Act 2005*, the Planning and Development (Local Planning Schemes) Regulations 2015 or State Planning Policy 7.3 – Residential Design Codes of WA (R-Codes).

Complementary and compatible colours and material

In the context of outbuilding construction material means colours and materials that are complementary and compatible with those of the existing or proposed dwelling, but not necessarily identical to the dwelling in every respect.

Maximum floor area

Where referred to in clause 3, Table 1 or 2, means the total floor area of all existing and proposed outbuildings on a property.

Outbuilding

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

3 Development Criteria for Outbuildings

- a) Table 1 and 2 prescribe the development criteria for which all large and multiple outbuildings subject to this policy are to be assessed. Columns B and C represent the varied deemed-to-comply requirements to that contained in the R-Codes.
- b) Outbuildings that propose variations to the criteria specified in Columns B or C of Table 1 or 2, need to demonstrate compliance with the Design Principles specified in Column D. These applications will be advertised for public comment in accordance with Clause 5 of this policy before being determined.

Table 1: Residential Zones

Column A – Applicable Lot Size	Column B – Maximum Dimensions for approval without advertising			Column C – Deemed-to-comply requirements to be met without advertising	Column D – Design Principles applicable to variations to Column B & C (public consultation required)
	Floor Area	Wall Height	Ridge Height		
Up to 600m ²	60m ² or 10%*	2.4m	4.2m	The proposed outbuilding/s: <ol style="list-style-type: none"> a) not located within the primary or secondary street setback area; b) does not reduce the open space and outdoor living area requirements in Table 1; c) set back in accordance with Table 2a; and d) comply with Column B. 	<ol style="list-style-type: none"> a) Design Principles to be satisfied in accordance with Clause 5.4.3 of the R-Codes: ‘outbuildings that do not detract from the streetscape or the visual amenity of residents or adjoining properties’. b) The outbuilding does not cause detrimental impact on the amenity of adjoining properties; c) The bulk and scale of the outbuilding is consistent with the built form for the locality; d) The outbuilding/s are consistent with the Objectives of this policy and the purpose and intent of the applicable zone; and e) The outbuilding/s are constructed of material consistent with the character of the residential area.
601-800m ²	80m ²	2.7m	4.2m		
801- 1,000m ²	90m ²	3.0m	4.8m		
1,001- 2,000m ²	100m ²				
2,001- 4,000m ²	130m ²				
4,001- 5,000m ²	150m ²				
Over 5,000m ²	170m ²	3.5m	4.5m		

* The site area collectively does not exceed 60m² in area or 10% in aggregate of the site area, whichever is lesser.

Table 2: Rural and Rural Residential Zones

Column A – Applicable Lot Size	Column B – Maximum Dimensions for approval without advertising			Column C – Deemed-to-comply requirements to be met without advertising	Column D – Design Principles applicable to variations to Column B & C (public consultation required)
	Floor Area	Wall Height	Ridge Height		
Up to 2,000m ²	100m ²	3.0m	4.8m	The proposed outbuilding/s: <ol style="list-style-type: none"> are not attached to a dwelling; are non-habitable; are not within the primary or secondary street setback area; are setback from the side and rear boundaries in accordance with Part 4.20 – Rural Development Requirements of the Scheme. are constructed of a style, colours and materials complementary to and compatible with the existing or proposed dwelling. comply with Column B. 	Design Principles to be satisfied: <ol style="list-style-type: none"> The outbuilding does not cause detrimental impact on the amenity of adjoining properties; The bulk and scale of the outbuilding is consistent with the built form for the locality; The outbuilding/s are consistent with the Objectives of this Policy and the purpose and intent of the applicable zone; The outbuilding/s are substantially screened by existing vegetation or can be adequately screened by additional landscaping through appropriate planning conditions; The outbuilding is not used for commercial purposes unless specific approval is granted by Council; and The outbuilding/s are constructed with materials consistent with the character of the rural or rural residential area.
2,001-4,000m ²	130m ²				
4,001-5,000m ²	150m ²				
5,001m ² – 1ha	180m ²	4.0m	5.0m		
Over 1 ha but less than 2 ha	240m ²				
Over 2 ha	300m ²				

4 Sea Containers in Residential Areas

- Sea containers have the potential to adversely impact the visual amenity of residential areas and are therefore not acceptable on lots developed or zoned to allow for Residential purposes which are less than 2,000m² in area.
- Subject to Clause 4 a) above, 1 sea container may be permitted to be stored on properties developed for Residential purposes, subject to the following conditions:
 - The container shall be no longer than 9m.
 - The container shall not be located forward of the main building line of the associated dwelling, and shall be screened from view of all public streets and adjoining properties to ameliorate visual impact, with vegetation or other devices as approved by the City. The approved screening shall be maintained thereafter by the landowner.

- iii. The container shall be set back from the side and rear boundaries of the site in accordance with the requirements of Table 1 of the R-Codes.
 - iv. The sea container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property, or the prevailing landscape.
 - v. The container shall not be used for any commercial or industrial purpose.
 - vi. Sea containers shall not be used for human habitation.
- c) Sea containers with an integrated refrigeration unit are not permitted on properties developed or zoned to allow for Residential purposes anywhere within the local government.
 - d) The local government reserves the right to instruct a landowner to remove a sea container from land in the local government if any or all of the above conditions are not adhered to.
 - e) A sea container is classed as new development, and accordingly will be required to meet all relevant requirements of the Building Code of Australia.

5 Public Consultation

- a) Outbuildings that do not comply with the criteria specified on Columns B or C of Table 1 or 2 will be advertised for public comment before being determined.
- b) Owner(s) of property adjoining a proposed development site are to be invited to make comment on all applications for Sea Containers.
- c) All public consultation is required to be undertaken for a period of at least 14 days in accordance with local planning policy for public consultation of planning proposals unless prior consent is obtained in accordance with Column D above.

Governance References

Statutory Compliance	<ul style="list-style-type: none"> • State Planning Policy 7.3 – Residential Design Codes of WA • City of Canning Local Planning Scheme No.42
Process Links	

Policy Administration

Program		Officer title	Date last approved
Canning Development		Director Canning Development	19 October 2021
Version	Decision Reference	Synopsis	Delegation No.
1	SD-014-19	Final adoption	
2	CD-032-21	Final adoption	