

| Policy | | | |
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| Title: | Outbuildings and Sea Containers | 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 |
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| <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 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.

3 Development Criteria for Outbuildings

- a) Table 1 and 2 prescribe the development criteria for which all 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) are not attached to a dwelling; b) are non-habitable; c) are not within the primary street setback area; d) do not result in the non-compliance with open space provisions set out in table 1 of the R-Codes; setback in accordance with the deemed-to-comply requirements of the R-Codes; and e) comply with Column B. | <ol style="list-style-type: none"> a) Design Principles to be satisfied in accordance with Clause 5.4.3 or 6.4.4 (whichever is applicable) of the R-Codes: <p style="margin-left: 20px;">‘outbuildings that do not detract from the streetscape or the visual amenity of residents or adjoining properties’.</p> 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 4.21 – 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 6m.
 - The container shall not be located forward of the main building line of the associated dwelling, and shall be screened from view of the street, including secondary streets.
 - The container shall be set back from the side and rear boundaries of the site in accordance with the requirements 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. With the exception of an approved Home Occupation, the container shall not be used for any commercial or industrial purpose. The area of any approved Home Occupation shall not exceed 20m² in total.
- 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

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| 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 Sustainable Development | | Director Canning Sustainable Development | 15 October 2019 |
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