



POLICY NO. LPP 2.2

OUTBUILDINGS AND SEA CONTAINERS

PURPOSE

To provide guidance for the assessment and determination of applications for outbuildings and sea containers in residential and rural zones.

1. OBJECTIVES

The objective of this Policy is to ensure outbuildings and sea containers in Residential and Rural zones are appropriately designed and located to allow landowners to have reasonable and effective use of their land whilst minimising the impact on the streetscape and surrounding properties.

2. APPLICATION OF POLICY

The policy applies to outbuildings and sea containers in Residential and Rural zones and does not apply to:

- Outbuildings and sea containers in zones other than Rural and Residential zones;
- Minor exempted structures; and
- Structures that are attached to a residence.

Outbuilding is defined as per the Residential Design Codes which is an enclosed non-habitable structure that is detached from any dwelling and may include a detached garage. The definition does not include a kennel structure.

Sea containers are prefabricated durable steel framed containers (primarily designed for cargo transport) that can be placed on a site and relocated as a self-contained unit.

Minor exempted structures include:

- Sheds in Rural zones of less than 20m² in area and 2.4m in height;
- aviaries, animal pens and shade houses with permeable walls; and
- equipment enclosures associated with pumps, bores, services and the like.

3. POLICY

3.1 Outbuildings in Residential Zones

- a) Outbuildings in Residential zones that comply with the deemed to comply criteria of the Residential Design Codes Part B Clause 5.4.3 or Part C Clause 2.6 are exempt from the requirement to obtain development approval.
- b) Outbuildings that do not comply with the deemed to comply criteria of the Residential Design Codes Part B Clause 5.4.3 or Part C Clause 2.6 will be assessed against the relevant design principle which includes consideration of the impact of the outbuilding on the streetscape and neighbour's visual amenity.



3.2 Sea Containers in Residential Zones

- a) A sea container may be placed on a Residential property for the purposes of relocating personal effects, for up to 14 days, without requiring planning approval.
- b) A landowner may, after obtaining a relevant Building Permit to undertake significant building work, place a sea container on a property for the purposes of securing construction tools/materials, for the period of construction, without requiring planning approval, for the duration of the Building Permit.
- c) In Residential zones, the placement of sea containers, except as provided for by Clauses 3.2 (a) and 3.2 (b) above, is generally not supported.
- d) The placement of sea containers on a property requires a Building Permit with the exception of the following:
 - Where the sea container is used as a temporary office, shed or sanitary facility to be used by a builder for the duration of the building process.
 - Where the sea container is 10m² or less and with a maximum height of 2.4m.
 - Where the sea container is used for private purposes and when located on the property for no longer than one month.

3.3 Outbuildings in Rural Zones

- a) Development approval is not required for outbuildings that comply with the setback requirements described in this section and the criteria detailed in the following table:

Table 1			
Minimum Site Area	Deemed to comply floor area	Deemed to comply wall height (m)	Deemed to comply maximum height (m)
Up to 2,400m ²	120m ²	4m	5m
2,401m ² - 2ha	5% of lot area	5m	6m
> 2ha	1,000m ²	5.5m	6.5m

- b) Floor area is calculated based on the total floor area of all outbuildings, less any minor exempted structures.
- c) Outbuildings with a floor area greater than 350m² are required to be set back a minimum of 10m from the side and rear boundaries.
- d) In the case of a proposal exceeding any of the dimensions contained in Table 1, Planning Approval is required and the application will be advertised to any neighbour who, in the opinion of the City, may be potentially affected by the outbuilding.



- e) Council will consider the following matters when assessing outbuilding proposals in Rural zones:
- i) The colours and materials of the outbuilding and whether they are compatible with their setting.
 - ii) The setbacks of the outbuilding to adjoining properties and the primary and secondary street (where applicable).
 - iii) The bulk and scale of the outbuilding.
 - iv) Whether the outbuilding will be visible from the street (primary or secondary).
 - v) The size of the lot
 - vi) Any objections received from adjoining landowners.
- f) Outbuildings are not to be used for habitation, or commercial or industrial purposes.
- g) Outbuildings shall generally be located behind the front setback and not be significantly visible from the primary street. Some visibility from the secondary street may be unavoidable.

3.4 Sea Containers in Rural Zones

- a) The provisions of clause 3.2 (a) and 3.2 (b) apply in the Rural zone, in cases where applicants propose to utilise a sea container whilst relocating personal effects, or on undertaking significant building works.
- b) In Rural zones, sea containers may be placed on a property for domestic storage purposes without obtaining development approval in accordance with the requirements of Table 2 below provided that the combined floor area of the sea containers and any outbuilding do not exceed the floor areas in Table 1, sea containers are set back in accordance with Local Planning Scheme No.24 and are completely screened from view of any road and residential buildings on adjoining properties.

Table 2	
Minimum Site Area	Deemed to comply Sea Containers
Up to 2,400m ²	4
2,401m ² - 2ha	6
> 2ha	10

- c) In Rural zones, proposals exceeding Table 2 require planning approval and will generally be approved where the floor area of the combined sea containers and any outbuildings on site is in accordance with the floor areas in Table 1, sea containers are set back in accordance with Local Planning Scheme No.24 and are completely screened from view of any road and residential buildings on adjoining properties.
- d) The appearance of sea containers should be painted or clad so that they are complementary to the existing landscape character of the area.



- e) Stacking of sea containers in rural zones is not supported, except as per Clause 3.5 below.
- f) The placement of sea containers on a property requires a Building Permit with the exception of the following:
 - Where the sea container is used as a temporary office, shed or sanitary facility to be used by a builder for the duration of the building process.
 - Where the sea container is 10m² or less and with a maximum height of 2.4m.
 - Where the sea container is used for private purposes and when located on the property for no longer than one month.

3.5 Maddington Kenwick Strategic Employment Area (MKSEA)

- a) Parts of the MKSEA are in transition from Rural to Industrial zonings. To recognise this scenario, the number of sea containers permitted on a lot may be increased, subject to an application being lodged and approved by Council.
- b) Within the MKSEA, containers should be:
 - i) Stacked no higher than 5m
 - ii) Setback a minimum of 3m from side and rear boundaries.
 - iii) Located behind any existing dwelling on the subject lot.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> City of Gosnells Town Planning Scheme No. 6 City of Gosnells Local Planning Scheme No. 24
Industry Compliance	State Planning Policy 3.7 – Planning in Bushfire Prone Areas State Planning Policy 7.3 – Residential Design Codes
Organisational Compliance	Local Planning Policy 1.1 – Residential Development
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Development		Coordinator Planning		9397 3000	
Risk Rating	Medium	Review Cycle	Triennial	Next Due:	2028
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	PSC462/2/1993	OC45/5/1993	Adopted		
2.		PSC401/2/1995	Amended		
3.		PSC278/10/96	Amended		
4.		OCM 2128/12/98	Amended		
5.	OCM 798/24/09/2002		Local public notice with a 21 day submission period.		
6.		OCM 125/25/02/2003	Amended to reflect staff position changes and name changes in codes.		
7.	OCM 612/25/11/2008		Local public notice with a 21 day submission period		
8.		OCM 333/27/07/2010	Amended to provide clearer requirements for assessment and determination of applications for outbuildings.		
9.	OCM 176/14/05/2013		Local public notice with a 2 week submission		



Version	Decision To Advertise	Decision to Adopt	Synopsis
			period.
10.		OCM 336/13/08/2013	Clarification of what constitutes an outbuilding, placement of sea containers, requirements for sea containers in rural areas and appearance of second-hand sea containers.
11.	OCM 506/16/12/2014		Local public notice with a 21 day submission period.
12.		OCM 156/28/04/2015	New clause 4.2.7, modifying columns B and C in tables 1 and 2 with new column C in table 1 with a note inserted re reduced side/rear setbacks within a Rural zone.
13.		OCM 34/09/03/2021	Modification regarding the Kennel Zone.
14.	OCM 119 /27/05/2025		Local public notice with a 21 day submission period.
15.		OCM 222/26/08/2025	Amended to provide additional flexibility and clarity regarding development of outbuildings and sea containers.