





3.1.2 Outbuildings that do not comply with the deemed to comply criteria of the Residential Design Codes Clause 5.4.3 will be assessed against the relevant design principle (P3) which includes consideration of the impact of the outbuilding on the streetscape and neighbour’s visual amenity.

**3.2 Sea Containers in Residential Zones**

3.2.1 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.

3.2.2 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 a period of up to 12 months (or other time as agreed to in writing by the City).

3.2.3 In Residential zones, the placement of sea containers, except as provided for by Clauses 3.2.1 and 3.2.2 above, is generally not supported.

**4. RURAL ZONES**

**4.1 Outbuildings in Rural Zones**

4.1.1 Council will consider the following matters when assessing outbuilding proposals in Rural zones:

- a) The colours and materials of the outbuilding and whether they are compatible with their setting.
- b) The setbacks of the outbuilding to adjoining properties and the primary and secondary street (where applicable).
- c) The bulk and scale of the outbuilding.
- d) Whether the outbuilding will be visible from the street (primary or secondary).
- e) The size of the lot.
- f) The proposed use of the outbuilding.

4.1.2 Council acknowledges that as lot sizes increase properties are more capable of accommodating larger outbuildings in ways which provide screening, separation, and the maintenance of visual amenity in a rural context. Accordingly, Table 2 provides guidance as to the maximum size of outbuildings that will generally be supported.

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



- 4.1.3 Floor area is calculated based on the total floor area of all outbuildings, less any minor exempted structures.
- 4.1.4 Outbuildings with a floor area greater than 350m<sup>2</sup> are required to be set back a minimum of 10m from the side and rear boundaries.
- 4.1.5 Outbuildings that meet the deemed to comply criteria of Table 2 and setback requirements of Clause 4.1.4 are exempt from the need to obtain Planning Approval.
- 4.1.6 In the case of a proposal exceeding any of the dimensions contained in Table 2, 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.
- 4.1.7 Outbuildings are to be used for domestic or agricultural purposes.
- 4.1.8 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.

## **4.2 Sea Containers in Rural Zones**

- 4.2.1 The provisions of clause 3.2.1 and 3.2.2 apply in the Rural zone, in cases where applicants propose to utilise a sea container whilst moving home, or on undertaking significant building works.
- 4.2.2 In Rural zones, up to four sea containers may be placed on a property, provided that they are set back in accordance with Table 2C of TPS 6 and are completely screened from view of any road and residential buildings on adjoining properties. The floor space of the sea containers shall be included with regards to Table 2 of this policy.
- 4.2.3 The appearance of sea containers may be required to be upgraded (painted or clad) so that they are complementary to the existing landscape character of the area.

## **5 Maddington Kenwick Strategic Employment Area (MKSEA)**

- 5.1 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.
- 5.2 Within the MKSEA, containers should be;
  - a) Stacked no higher than 5m.
  - b) Setback a minimum of 3m from side and rear boundaries.
  - c) Located behind any existing dwelling on the subject lot.



**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 City of Gosnells Town Planning Scheme No. 6
<b>Industry Compliance</b>	State Planning Policy 3.7 – Planning in Bushfire Prone Areas State Planning Policy 7.3 – Residential Design Codes
<b>Organisational Compliance</b>	Local Planning Policy 1.1.1 – Residential Development
<b>Process Links</b>	Nil

**LOCAL PLANNING POLICY ADMINISTRATION**

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Planning & Sustainability		Coordinator Planning Implementation		9397 3000	
<b>Risk Rating</b>	Medium	<b>Review Cycle</b>	Triennial	<b>Next Due:</b>	2024
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>	<b>Synopsis</b>		
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 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.		