

# Council

## PROPOSED FINAL ADOPTION OF REVISED LOCAL PLANNING POLICY NO. 3 – OUTBUILDINGS & SHIPPING CONTAINERS

A – Existing Adopted Local Planning Policy No. 3 –  
Outbuildings

B – Existing Adopted Town Planning Policy No. 17.1 – Sea  
Containers

C – Advertised version of Local Planning Policy No. 3 –  
Outbuildings & Shipping Containers (including tracking of  
proposed changes following public advertising)

D – Proposed final version of Local Planning Policy No. 3 –  
Outbuildings & Shipping Containers (incorporating minor  
modifications)

E – Schedule of Public Submissions

F – Proposed Information Brochure ‘Sheds’

G – Proposed Information Brochure ‘Shipping Containers’

Meeting Date: 26 August 2025

Number of Pages: 36

## LOCAL PLANNING POLICY No. 3 – Outbuildings

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### 1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This Policy may be cited as LPP No. 3- Outbuildings.

### 2. CRITERIA

- a. To protect the amenity of the locality in which the outbuilding is proposed.
- b. To set standards in respect to size (wall height, ridge height, floor area, location), boundary setbacks and use of the outbuildings.
- c. To create consistent and uniform guidelines for the development of outbuildings across the Shire.

### 3. INTRODUCTION

A consistent set of guidelines for the development of Outbuildings in the Shire is required, which is consistent with *Local Planning Scheme No.5 (LPS5)* and considers local needs, and to provide consistent development of Outbuildings across the Shire.

### 4. DEFINITIONS

Words and expression used in this policy have the same meaning as they have in the Local Planning Scheme and other relevant legislation.

- Outbuilding: has the same meaning as in *State Planning Policy 7.3: Residential Design Codes (R-Codes)*.
- Cumulative Floor Area: Cumulative floor area means the total area of all outbuildings & 'lean to-s' on a lot.
- Garage: has the same meaning as in *State Planning Policy 7.3: Residential Design Codes (R-Codes)*.
- Lean-to: A lean-to is defined as a roofed structure attached to an outbuilding that is completely unenclosed on all sides, except to the extent that it abuts the side or sides of the outbuilding.

### 5. DEVELOPMENT REQUIREMENTS

- a. The development of Small Outbuildings (as defined under the R-Codes) in the Residential Zone shall be as per *State Planning Policy 7.3: Residential Design Codes (R-Codes)*, Large and Multiple Outbuildings (as defined under the R-Codes) are varied as follows in Table 1:

Table 1

Density Coding	Maximum floor area of all outbuildings and lean-to's combined (m <sup>2</sup> )	Maximum wall height of outbuildings and lean-to's (m)	Maximum ridge height of outbuildings and lean-to's (m)	Setbacks
R2-R17.5	150	4.5	6	As per Table 2a of the R-Codes
R20-R25	100	3	4.5	As per Table 2a of the R-Codes
R30 and above	As per the R-Codes	As per the R-Codes	As per the R-Codes	As per the R-Codes

- All other Deemed-To-Comply provisions under *State Planning Policy 7.3: Residential Design Codes (R-Codes)*, that are not varied above, still apply such as Location, Open Space and Outdoor Living Area requirements.
- If a dual density code applies to the lot, the base code applies unless the higher density can be achieved.

b. Development of Outbuildings in other zones shall be as per Table 2 below:

Table 2

Zone	Maximum floor area of all outbuildings and lean-to's combined (m <sup>2</sup> )	Maximum wall height of outbuildings and lean-to's (m)	Maximum ridge height of outbuildings and lean-to's (m)
Rural Residential	200	4.5	6
Rural Village	200	4.5	6
Tourism	200	4.5	6
Special Use	200	4.5	6
Rural Smallholdings	200	4.5	6
Rural (lots <10ha)	200	4.5	6
Rural (lots >10ha) *	500	5	7

\*Compliant Outbuildings proposed in the Rural Zone that are on lots >10ha and approved for *Agriculture- Intensive* or *Agriculture- Extensive* land uses, are generally exempt from these requirements and therefore, do not require Development Approval.

### Supplementary Requirements

- Outbuildings and lean-to's are to be sited within a building envelope prescribed for any lot.
- Outbuildings and lean-to's are generally to be sited wholly behind the primary residence in all zones.

- c. Outbuildings are to be constructed of colours and materials that match or complement the character of the dwelling and/or is in harmony with the surrounding environment and that does not detract from the visual amenity of the area.
- d. The floor area of any approved sea containers will contribute towards the combined maximum floor area of outbuildings contained in this Policy.
- e. Greenhouses used in conjunction with a Residential land use are exempt from requiring a Development Application. Though, greenhouses used for commercial purposes will likely require a Development Application as a Change of Use application.
- f. Development applications for Outbuildings and lean-to's will not be supported in the absence of a Single House on site, except where a Statutory Declaration is provided. The Statutory Declaration is to outline that the proposed Dwelling on site will reach plate height within a 2-year time frame from the date in which the Shire receives the BA7- Notice of Completion for the Outbuilding construction.

A condition that the Outbuilding is not permitted for habitable uses will be placed on the approval.

- g. Outbuildings must be consistent with the requirements of Asset Protection Zones/Bushfire Protection Zones and the Shire's *Bushfire Mitigation Notice*.

## **6. PERMISSIBILITY**

Where a development is considered to satisfy the requirements of this Policy and relevant provisions of *Local Planning Scheme No.5*, Development Approval will not be required, unless stated otherwise.

Proposals that do not satisfy the criteria will be assessed on their merits and determined by the Shire through a Development Application.

Compliance with this policy does not negate the requirement of a Building Permit.

This Local Planning Policy No. 3 supersedes *Town Planning Scheme Policy No. 16.3-Outbuildings*.

Adopted on 27 June 2023 in accordance with clauses 3, 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.



## Town Planning Scheme No. 3

### Town Planning Scheme Policy No. 17.1

## SEA CONTAINERS

### Objective

To regulate the use of sea containers to ensure they do not detract from the visual amenity of the locality.

**In considering any application for approval to place a sea container(s) on a lot, the criteria below will be considered.**

### Policy Criteria:

- 1) This policy applies to the whole district of the Shire of Plantagenet excluding Crown Reserves. It applies to all zoned land.
- 2) Applications for planning consent and a building licence are required to be lodged prior to siting a sea container on a property. That application will include:
  - a. A completed application for planning consent and a building licence and the appropriate fees;
  - b. A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property;
  - c. The proposed size and use of the sea container;
  - d. Evidence that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties; and
  - e. If a sea container can be seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.
- 3) Sea containers may be approved in the Commercial, Service Industrial, Industrial, Special Industrial and Rural (outside Townsites) Zones, subject to them not being located within the front boundary setback area or in areas designated for car parking or landscaping. Sea containers

must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to the Council.

- 4) In all zones, a sea container may be temporarily placed on a property to store building materials while construction of a house, commercial or industrial building is being carried out on the property, without requiring town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence for the proposed permanent building and must be removed upon completion of construction or expiry of the building licence.
- 5) A sea container shall be deemed to be an outbuilding and is subject to Town Planning Scheme Policy 16 – Outbuildings.
- 6) Sea containers are not permitted on any land zoned Residential, Enterprise, Rural Residential, Rural Smallholding and Landscape Protection other than as detailed at (4) above in a temporary situation during construction of an approved building.
- 7) Sea containers are not to be used for habitable purposes.
- 8) Sea containers cannot be located within front boundary setbacks as required by Town Planning Scheme No. 3.
- 9) Sea containers must be in good repair with no visible rust marks, a uniform colour to compliment the building to which it is ancillary and be appropriately screened where considered necessary.
- 10) The Council may require the exterior of the sea container to be upgraded to blend with the surrounding development or landscape in terms of colour, finish and appearance.
- 11) Where a sea container is to be placed on site permanently in accordance with (3) above, the application required by (2) above shall include certification from a professional engineer as to the method of providing structural tie down.

This Town Planning Scheme Policy No. 17.1 supersedes Town Planning Scheme Policy No. 17.

Adopted on 18 January 2011 in accordance with clause 7.6 of Town Planning Scheme No. 3.

**DRAFT FOR PUBLIC CONSULTATION**

## LOCAL PLANNING POLICY No. 3 – Outbuildings and Shipping Containers

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### 1. CITATION

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This Local Planning Policy has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 3 – Outbuildings and Shipping Containers.

### 2. INTRODUCTION

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The purpose of this Policy is to detail development standards and assessment criteria for outbuildings proposed on land within the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Rural, Special Use and Tourism zones as identified within *Local Planning Scheme No. 5* (the Scheme). This Policy does not apply to the development of outbuildings in any other zone.

### 3. DEFINITIONS

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Terms used in this Policy are consistent with the Regulations, the Scheme and *State Planning Policy 7.3: Residential Design Codes* (R-Codes) where relevant, including:

**Outbuilding** – An enclosed non-habitable structure that is detached from any dwelling and may include a detached garage.

*(Note: A garage that is attached (shares a common wall and under same roof line) with a residential dwelling is not considered an Outbuilding.)*

**Enclosed** – An area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Other buildings or structures that are not enclosed (including carports, pergolas, shade houses and patios) are not directed by this Policy unless attached to an outbuilding.

### 4. OBJECTIVES

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The objectives of this policy are to:

- Identify standards for the development of outbuildings that balance the needs of landowners with the protection of visual amenity, environment and streetscape character.

- Enable the development of outbuildings that are consistent with adopted development standards and provide direction for the assessment of proposed variations from these standards.

## **5. DEVELOPMENT APPROVAL REQUIREMENTS**

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### *Deemed to Comply Proposals*

Outbuildings that meet the acceptable development standards outlined in Part 6 of this policy are considered 'deemed to comply' and do not require planning approval unless works are located in a heritage protected place.

### *Variations*

Planning approval is required for any proposals that do not meet the development standards of this Policy or for the relevant zone. The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- Objectives of the zone;
- Consistency with the approved land use/s;
- Extent of variation proposed and ability to meet other applicable development standards;  
*(Note: For example, a variation seeking increased height should endeavour to meet all other development standards, where possible.)*
- Potential impact on the visual amenity of adjoining landowners, including the building bulk, scale and cumulative development on the site;
- Potential impact on the streetscape including minimising visibility, retaining passive surveillance and providing a high standard of design/ aesthetics;
- Disturbance of any existing remnant vegetation and provision for additional screening vegetation, where appropriate;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Retention of a sufficient amount of open space on site, including in accordance with the deemed to comply criteria of the R-Codes where applicable; and,
- Any other planning matters relevant to the site, as appropriate.

**6. POLICY PROVISIONS****6.1 Residential, Mixed Use & Urban Development Zones**

- (a) The ~~maximum~~ permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
<500m <sup>2</sup>	60m <sup>2</sup>	3.2m	4.2m
500m <sup>2</sup> to 1000m <sup>2</sup>	90m <sup>2</sup>	3.2m	4.2m
1000m <sup>2</sup> to 2000m <sup>2</sup>	120m <sup>2</sup>	3.7m	4.7m
>2000m <sup>2</sup>	150m <sup>2</sup>	4.2m	5.2m

Note: The ~~maximum-permitted~~ floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.

- (b) Outbuildings are not located within the primary or secondary street setback area.
- (c) Development standards and requirements of the zone and R-Codes (including lot boundary setbacks), and general provisions of this policy.

**6.2 Rural Residential, Rural Smallholdings, Rural Village, Special Use & Tourism Zones**

- (a) The ~~maximum~~ permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
All lot sizes	200m <sup>2</sup>	4.5m	6.0m

Note: The ~~maximum-permitted~~ floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.

- (b) Outbuildings are not located within the primary or secondary street setback area.
- (c) Outbuildings are located within an existing building envelope (where applicable).
- (d) Outbuildings are built with external materials that are non-reflective and recede visually within the surrounding landscape. To be considered non-reflective, materials must meet the following:
- Minimum solar absorptance of 0.5
  - Maximum solar reflectance index of 50

Note: The lightest Colorbond™ colour permitted is 'Bluegum'.

- (e) Development standards and requirements of the zone (including lot boundary setbacks) and general provisions of this policy.

### 6.3 Rural Zone

(a) The ~~maximum~~ permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
<10ha	200m <sup>2</sup>	4.5m	6.0m
>10ha	500m <sup>2</sup>	5.0m	7.0m

Note: The ~~maximum-permitted~~ floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.

(b) The maximum permitted floor area may be increased to 300m<sup>2</sup> (lots <10ha) and 600m<sup>2</sup> (lots >10ha) where no outbuildings are located within 50m of the boundary to a neighbouring property.

(c) Development standards and requirements of the zone (including lot boundary setbacks) and general provisions of this policy.

### 6.4 Vacant Sites

Outbuildings may not be constructed on vacant sites in the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism Zones unless:

- Planning Approval and a Building Permit has been obtained for a residential dwelling; and
- A Statutory Declaration is provided which outlines that the proposed residential dwelling will be completed within a 2-year time frame from the date in which the Shire receives the Notice of Completion (BA7) for the outbuilding construction.

Note: Approvals for a residential dwelling and outbuilding can be obtained concurrently. An outbuilding may be supported on a vacant site where it is associated with an approved commercial land use (eg. a Garden Centre in the Mixed Use Zone).

### 6.5 Commercial Use

The use of outbuildings for commercial or business purposes is not permitted unless planning approval has been obtained for that use.

### 6.6 Habitation & Services

Outbuildings must be designed to reflect their use as a non-habitable building, including:

- No facilities/ services except for a small water closet and handwashing basin only.
- No habitable rooms (as defined in the Building Code of Australia) normally associated with a residential dwelling.
- No lined ceilings and walls, extensive windows, glass sliding doors and other similar features.

The Shire may grant planning approval for these features in exceptional circumstances including where:

- The applicant has demonstrated a need that the Shire considers appropriate and is consistent with the approved land use.
- The proposal remains consistent with the Class 10a building classification under the Building Code of Australia.
- The proposal supports a temporary accommodation permit application and will be removed in full after the expiry of this permit (confirmed upon inspection).
- ~~• A deemed-to-comply outbuilding is not to contain any facilities/ services other than a small water closet with handwashing basin only.~~
- ~~• The provision of a bathroom or other non-habitable room (as defined in the Building Code of Australia) that is normally associated with a residential dwelling will only be supported by the Shire in exceptional circumstances, where the applicant has demonstrated a need that the Shire considers appropriate relative to the intended land use.~~
- ~~• The Shire may not support designs that contain lined ceilings and walls, extensive windows, glass sliding doors and other similar features.~~
- ~~• Note: The Shire cannot support the development of habitable rooms (including a kitchen, study, etc.) within an outbuilding. The development of habitable rooms may only take place within a building of a different class under the Building Code of Australia and will therefore only be approved as part of a residential dwelling, ancillary dwelling or detached habitable room. Any additional services and facilities that are proposed in association with approved Temporary Accommodation must be removed in full after permit expiry and confirmed upon inspection by the Shire.~~

## **6.7 Environment and Landscape Protection**

Outbuildings must be designed and located to minimise potential impact on the natural environment and visual landscape values.

The Shire may impose conditions of approval that are appropriate for preserving these values.

A deemed-to-comply outbuilding does not require the clearing of remnant vegetation and is not located within 30 metres of a natural waterway or wetland.

## **6.8 On-Site Effluent Systems**

For properties with an on-site effluent disposal system, outbuildings are required to have the following minimum setbacks to the effluent disposal system:

- 1.2 metres to the tank/s
- 1.8 metres to the leach drain/s



## **6.9 Bushfire Prone Areas**

Within designated 'bushfire prone areas' (defined by the Department of Fire & Emergency Services) outbuildings must be located to minimise bushfire risk, avoid impacts on remnant vegetation and be developed consistent with relevant planning and building requirements for bushfire protection.

*Note: Outbuildings should be located in locations of lower risk where possible. In order that an outbuilding does not increase the bushfire risk to an established residential dwelling, structural and/or physical fire separation may be required.*

*The management of fire fuels surrounding an outbuilding is required in accordance with the Shire's Bushfire Mitigation Notice and/or an adopted Bushfire Management Plan.*

## **6.10 Shipping Containers and other moveable structures**

Shipping containers and other similar types of moveable structures are classified as outbuildings and are subject to the development standards established by this policy in addition to the following:

- (a) Shipping containers and other moveable structures may be temporarily placed on a site for less than 7 days without Shire approval.
- (b) Shipping containers and other moveable structures may be temporarily placed on a site and used to store building materials while construction of a house, commercial or industrial building is being carried out on that site. An approved building permit for construction must be in place prior to the shipping container or other structure being placed on site, and the container or other structure must be removed upon completion of construction or expiry of the building licence.
- (c) Within the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Special Use or Tourism zones ~~One~~ (1) shipping container or other moveable structure to a maximum size of 20 feet (6.1m) in length may be used as an outbuilding ~~on land in any zone~~ in accordance with the deemed-to-comply standards of the R-Codes and the acceptable development standards established by this policy.
- (d) Within the Rural Zone two (2) shipping containers or other moveable structures to a maximum size of 20 feet (6.1m) in length (or alternatively one (1) container to maximum of 40 feet) may be used as an outbuilding in accordance with the acceptable development standards established by this policy.

*Note: Planning approval is required for the use of more than one (1) moveable structure and/or for a moveable structure larger than 20 feet (6.1m) in length.*

*Note: Planning approval is required for the use of more than two (2) moveable structures of 20 feet or more than one (1) moveable structure larger than 40 feet.*

- (e) When considering any application for planning approval for the use of a shipping container or other moveable structure the Shire may



impose conditions to address the appearance of the structure, including:

- General maintenance and repair;
- Presentation including colour, finish and appearance;
- Screening from neighbouring residences, the street and other public places.

*Note: A building permit is required for the ongoing use of a shipping container or other moveable structure as an outbuilding in all cases. ~~Certification from a qualified and accredited engineer as to the method of providing structural tie down and footings may be required prior to the granting of a building permit.~~*

~~This Policy supersedes Local Planning Policy No. 3 – Outbuildings adopted 27 June 2023 and Town Planning Scheme Policy No. 17.1 – Sea Containers adopted 18 January 2011.~~

~~Adopted on .....2025 in accordance with part 2 clauses 3 and 4, and Part 12 clause 87 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.~~

## LOCAL PLANNING POLICY NO. 3



## OUTBUILDINGS &amp; SHIPPING CONTAINERS

## 1. CITATION

This Local Planning Policy has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 3 – Outbuildings and Shipping Containers.

## 2. INTRODUCTION

The purpose of this Policy is to detail development standards and assessment criteria for outbuildings proposed on land within the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Rural, Special Use and Tourism zones as identified within *Local Planning Scheme No. 5* (the Scheme). This Policy does not apply to the development of outbuildings in any other zone.

## 3. DEFINITIONS

Terms used in this Policy are consistent with the Regulations, the Scheme and *State Planning Policy 7.3: Residential Design Codes* (R-Codes) where relevant, including:

**Outbuilding** – An enclosed non-habitable structure that is detached from any dwelling and may include a detached garage.

*(Note: A garage that is attached (shares a common wall and under same roof line) with a residential dwelling is not considered an Outbuilding.)*

**Enclosed** – An area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Other buildings or structures that are not enclosed (including carports, pergolas, shade houses and patios) are not directed by this Policy unless attached to an outbuilding.

## 4. OBJECTIVES

The objectives of this policy are to:

- Identify standards for the development of outbuildings that balance the needs of landowners with the protection of visual amenity, environment and streetscape character.
- Enable the development of outbuildings that are consistent with adopted development standards and provide direction for the assessment of proposed variations from these standards.

## 5. DEVELOPMENT APPROVAL REQUIREMENTS

*Deemed to Comply Proposals*

Outbuildings that meet the acceptable development standards outlined in Part 6 of this policy are considered 'deemed to comply' and do not require planning approval unless works are located in a heritage protected place.

### Variations

Planning approval is required for any proposals that do not meet the development standards of this Policy or for the relevant zone. The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- Objectives of the zone;
- Consistency with the approved land use/s;
- Extent of variation proposed and ability to meet other applicable development standards;

*(Note: For example, a variation seeking increased height should endeavour to meet all other development standards, where possible.)*

- Potential impact on the visual amenity of adjoining landowners, including the building bulk, scale and cumulative development on the site;
- Potential impact on the streetscape including minimising visibility, retaining passive surveillance and providing a high standard of design/ aesthetics;
- Disturbance of any existing remnant vegetation and provision for additional screening vegetation, where appropriate;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Retention of a sufficient amount of open space on site, including in accordance with the deemed to comply criteria of the R-Codes where applicable; and,
- Any other planning matters relevant to the site, as appropriate.

## 6. POLICY PROVISIONS

### 6.1 Residential, Mixed Use & Urban Development Zones

(a) The permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
<500m <sup>2</sup>	60m <sup>2</sup>	3.2m	4.2m
500m <sup>2</sup> to 1000m <sup>2</sup>	90m <sup>2</sup>	3.2m	4.2m
1000m <sup>2</sup> to 2000m <sup>2</sup>	120m <sup>2</sup>	3.7m	4.7m
>2000m <sup>2</sup>	150m <sup>2</sup>	4.2m	5.2m

*Note: The permitted floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.*

- (b) Outbuildings are not located within the primary or secondary street setback area.
- (c) Development standards and requirements of the zone and R-Codes (including lot boundary setbacks), and general provisions of this policy.

## 6.2 Rural Residential, Rural Smallholdings, Rural Village, Special Use & Tourism Zones

(a) The permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
All lot sizes	200m <sup>2</sup>	4.5m	6.0m

*Note: The permitted floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.*

- (b) Outbuildings are not located within the primary or secondary street setback area.
- (c) Outbuildings are located within an existing building envelope (where applicable).
- (d) Outbuildings are built with external materials that are non-reflective and recede visually within the surrounding landscape. To be considered non-reflective, materials must meet the following:
- Minimum solar absorptance of 0.5
  - Maximum solar reflectance index of 50

*Note: The lightest Colorbond™ colour permitted is 'Bluegum'.*

- (e) Development standards and requirements of the zone (including lot boundary setbacks) and general provisions of this policy.

## 6.3 Rural Zone

(a) The permitted size of outbuildings on a site is:

Site Area	Maximum Floor Area	Maximum Wall Height	Maximum Ridge Height
<10ha	200m <sup>2</sup>	4.5m	6.0m
>10ha	500m <sup>2</sup>	5.0m	7.0m

*Note: The permitted floor area includes all outbuildings on the site (collectively) as well as verandas, carports and lean-to structures that have a connected roof. Outbuildings that do not meet these standards are required to obtain planning approval.*

- (b) The maximum permitted floor area may be increased to 300m<sup>2</sup> (lots <10ha) and 600m<sup>2</sup> (lots >10ha) where no outbuildings are located within 50m of the boundary to a neighbouring property.
- (c) Development standards and requirements of the zone (including lot boundary setbacks) and general provisions of this policy.

## 6.4 Vacant Sites

Outbuildings may not be constructed on vacant sites in the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism Zones unless:

- Planning Approval and a Building Permit has been obtained for a residential dwelling; and

- A Statutory Declaration is provided which outlines that the proposed residential dwelling will be completed within a 2-year time frame from the date in which the Shire receives the Notice of Completion (BA7) for the outbuilding construction.

*Note: Approvals for a residential dwelling and outbuilding can be obtained concurrently. An outbuilding may be supported on a vacant site where it is associated with an approved commercial land use (eg. a Garden Centre in the Mixed Use Zone).*

## **6.5 Commercial Use**

The use of outbuildings for commercial or business purposes is not permitted unless planning approval has been obtained for that use.

## **6.6 Habitation & Services**

Outbuildings must be designed to reflect their use as a non-habitable building, including:

- No facilities/ services (bathroom, shower, kitchen) except for a small water closet and handwashing basin only.
- No habitable rooms (as defined in the Building Code of Australia) normally associated with a residential dwelling.
- No lined ceilings and walls, extensive windows, glass sliding doors and other similar features.

The Shire may grant planning approval for these features in exceptional circumstances including where:

- The applicant has demonstrated a need that the Shire considers appropriate relative to the intended land use.
- The proposal remains consistent with the Class 10a building classification under the Building Code of Australia.
- The proposal supports a temporary accommodation permit application and will be removed in full after the expiry of this permit (confirmed upon inspection).

## **6.7 Environment and Landscape Protection**

Outbuildings must be designed and located to minimise potential impact on the natural environment and visual landscape values.

The Shire may impose conditions of approval that are appropriate for preserving these values.

A deemed-to-comply outbuilding (exempt from approval) does not require the clearing of remnant vegetation and is not located within 30 metres of a natural waterway or wetland.

## **6.8 On-Site Effluent Systems**

For properties with an on-site effluent disposal system, outbuildings are required to have the following minimum setbacks to the effluent disposal system:

- 1.2 metres to the tank/s
- 1.8 metres to the leach drain/s

## **6.9 Bushfire Prone Areas**

Within designated 'bushfire prone areas' (defined by the Department of Fire & Emergency Services) outbuildings must be located to minimise bushfire risk, avoid impacts on remnant vegetation and be developed consistent with relevant planning and building requirements for bushfire protection.

*Note: Outbuildings should be located in locations of lower risk where possible. In order that an outbuilding does not increase the bushfire risk to an established residential dwelling, structural and/or physical fire separation may be required. The management of fire fuels surrounding an outbuilding is required in accordance with the Shire's Bushfire Mitigation Notice and/or an adopted Bushfire Management Plan.*

### **6.10 Shipping Containers and other moveable structures**

Shipping containers and other similar types of moveable structures are classified as outbuildings and are subject to the development standards established by this policy in addition to the following:

- (a) Shipping containers and other moveable structures may be temporarily placed on a site for less than 7 days without Shire approval.
- (b) Shipping containers and other moveable structures may be temporarily placed on a site and used to store building materials while construction of a house, commercial or industrial building is being carried out on that site. An approved building permit for construction must be in place prior to the shipping container or other structure being placed on site, and the container or other structure must be removed upon completion of construction or expiry of the building licence.
- (c) Within the Residential, Mixed Use, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Special Use or Tourism zones one (1) shipping container or other moveable structure to a maximum size of 20 feet (6.1m) in length may be used as an outbuilding in accordance with the deemed-to-comply standards of the R-Codes and the acceptable development standards established by this policy.

*Note: Planning approval is required for the use of more than one (1) moveable structure and/or for a moveable structure larger than 20 feet (6.1m) in length.*

- (d) Within the Rural Zone two (2) shipping containers or other moveable structures to a maximum size of 20 feet (6.1m) in length (or alternatively one (1) container to maximum of 40 feet) may be used as an outbuilding in accordance with the acceptable development standards established by this policy.

*Note: Planning approval is required for the use of more than two (2) moveable structures of 20 feet or more than one (1) moveable structure larger than 40 feet.*

- (e) When considering any application for planning approval for the use of a shipping container or other moveable structure the Shire may impose conditions to address the appearance if the structure, including:
  - General maintenance and repair;
  - Presentation including colour, finish and appearance;
  - Screening from neighbouring residences, the street and other public places.

*Note: A building permit is required for the ongoing use of a shipping container or other moveable structure as a Class 10a outbuilding in all cases.*

# **LOCAL PLANNING POLICY NO. 5** **EXEMPTIONS FROM DEVELOPMENT (PLANNING) APPROVAL**

Document Control			
Owner	Executive Manager	Division	Development & Regulatory Services
Reviewer	NA	Approval	Council
Supersedes	Local Planning Policy No. 3 – Outbuildings Town Planning Policy No. 17 – Sea Containers		
Document Compliance			
Legislation	Planning and Development (Local Planning Schemes) Regulations 2015		
Other			
Document Management			
Version #	Effective Date	Sections Modified (if applicable)	
1		Adopted DATE	

**Schedule of Public Submissions**  
**Draft revised Local Planning Policy No. 3 – Outbuildings & Shipping Containers**

	<b>Name/Address</b>	<b>Submission</b>	<b>Comment</b>
1.	Andrew Smith Shed Warehouse I139402	Generally speaking, we fully support the Shire in the development of this Policy that is easy to read easy to understand and provides far greater scope for development of Outbuildings than is provided for in the Residential Design Guidelines, something that too many local governments default to, resulting in unnecessary planning applications and costs to their ratepayers.	Support noted.
		We also fully support the notion of allowing the development of outbuildings on vacant lots with the provision of a stat dec, rather than simply refusing all such applications until the primary residence is under construction. Too often Councils do not consider how a property owner will protect equipment and materials in a new house build, without adequate on-site storage.	Support noted. It is noted that a landowner may apply for approval to construct a house and shed concurrently and construct a shed first to aid the house construction process.
		The only comment we would make is in respect to the application of <i>Compliant Outbuildings proposed in the Rural Zone that are on lots &gt;10ha and approved for Agriculture- Intensive or Agriculture-Extensive land uses</i> . Whilst the intent of this is clear and fully supported, this is quite an open statement and may be the cause for some conjecture or interpretation by officers, unless clarification is provided in the Policy with respect to how this will be applied.	The advertised changes include the removal of this clause from the previous policy.
		For example, if pre-existing outbuildings, clearly constructed for Agricultural Purposes are exempt, such a shearing sheds, hay storage sheds, machinery storage sheds, piggeries etc, then perhaps the Policy should articulate this, so that clarity can be provided to rural land owners seeking an approval for a new outbuilding, and ratepayers are not forced to assume what this means and how this might apply.	Landowners may elect to contact the Shire at any stage to enquire about whether their proposed new outbuilding requires approval, or can be informed by the Shire upon lodgement of a building permit (required under State legislation for all outbuildings over 10m <sup>2</sup> or 2.4m in height).



		We have already had one enquiry from a ratepayer, who was certain that they could not seek permission for a new workshop shed on their >10ha property, as the total area of existing agricultural sheds exceeded 500sq.m in total area, despite these all being clearly sheds developed over the last 40 years for Agricultural Purposes.	The Shire intends to publish improved information materials to clarify what can be constructed without planning approval, and when planning approval is needed.
		Providing guidance or clarification on this matter, within the Policy will simply make the Council, officers and ratepayers lives all a little easier. We thank you for the opportunity to comment.	Comments noted.
2.	Shaun Dayman Plantagenet Sheds and Steel I139477	Feedback would be for the Rural zoned areas. The total area of outbuildings on rural property would be greatly accumulated with how large the infrastructure and layout of the properties is. Typically a property over 1000ha would have a Fert shed, 2-3 machinery sheds, shearing shed... If the total allocation of 500m2 is used, I would be submitting for a DA nearly every rural project. The same would be for sea-containers. The farmers normally have at least 2. Chemical storage...	Officers acknowledge that many farming properties contain a greater area of outbuildings, and that this will be a necessary part of farming operations.  The proposed 'acceptable development standard' allows for up to 500m <sup>2</sup> of outbuildings on a single site without the need for planning approval. A greater amount of outbuildings can potentially be approved subject to assessment.  It is considered appropriate to assess the siting and design of larger outbuildings (single or cumulative), especially where these support commercial land uses, so as to avoid significant impacts on neighbouring landowners.
		Heights for rural builds are typically 6m eaves height. The farmer's machinery are getting a lot bigger. Our structural builds can cope with these easily. The 'kit sheds' not so much. Just need that tornado from the start of the week to clean those sheds up... Bit of a hard one to govern, but as a builder I would be trying to avoid the DAs for these projects.	Taller outbuildings can potentially be approved subject to assessment; however, officers do not recommend taller outbuildings are allowed <i>without</i> assessment due to the potential impacts on neighbours and visual landscape amenity.

		I definitely agree with DAs for semi rural and residential for over sized outbuildings. We have done those from time to time.	Support noted.
		The other policies look good to cover the general public who think they can build and live in what ever they want. Standards must be kept.	Support noted.
3.	Craig Boyle Mount Barker	<p>Although the proposed Local Planning Policy #3 -Outbuildings and Shipping Containers changes do not directly affect me I believe that the attempt to constrict the amenity that acreage provides is a step too far. Many people buy small rural properties (&lt;10 hectares) to pursue hobbies and leisure activities. This could involve using the land to raise animals, fruit, vegetables or a garden. Others may wish to undertake hobbies such as woodwork, metalwork, tinkering with cars or all or some of the above.</p> <p>Most people like to store their equipment undercover and in a safe and secure environment. This requires a bit of shed space. If you then add in some room to work on some of this equipment or space to pursue hobbies like woodwork, wood turning, metal work/welding or car repair or restoration you would soon run out of room if limited to 200m2.</p>	<p>Comment noted.</p> <p>The proposed policy (like the existing policy) allows for up to 200m<sup>2</sup> of outbuildings to be constructed without the need for planning approval on small Rural zoned lots (&lt;10ha) as well as lots in the Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones. A greater amount of outbuildings can be approved subject to assessment.</p>
		In addition many small holders wish to raise animals, grow vegetables or have an orchard or in some cases all three. To do this you need water which predominantly comes from rainwater tanks. This requires roof area for catchment. It is a lot cheaper to build a bigger shed than a bigger house so shed space plays an important role in rainwater catchment. Many people who live in or move to our wonderful shire are NOT the extremely wealthy so a bit more shed space is a cheaper alternative a than a mansion for water catchment.	Comment noted. As above, a greater amount of outbuildings can be approved subject to assessment. The intent of the policy is to allow low risk, low key development to proceed without needing planning approval, but more substantial development (cumulatively) is more likely to impact on neighbours or visual landscape amenity, or relate to a change in the use of the land.
		I don't have any issue with limiting the colour range for sheds or for restricting shipping container use.	Comment noted. These restrictions apply in certain circumstances only to limit the potential impact on neighbours and visual landscapes.

		I do however think that limiting sheds on properties without dwellings unless a building is to commence in 2 years is a bit restrictive. Many people purchase properties prior to being able to move onto them and a shed to store equipment to maintain the property to the Shire's fire code and general aesthetics as well as securely is a necessity.	Comment not supported. The construction of sheds on vacant residential, rural residential and 'lifestyle' properties has resulted in a significant amount of non-compliance with planning, building and health laws, relating to their unauthorised use and habitation. The construction of outbuildings on vacant rural lots where there is genuine farming activity occurring is supported by the policy.
		I do hope that you will consider the majority not the few when making your decision	Comment noted.
4.	Fabian Stein Kendenup	I am writing in response to the Draft Local Planning Policy No. 3 – Outbuildings and Shipping Containers currently open for public consultation. While I appreciate the Shire's efforts to clarify planning rules and protect amenity and the environment, I am concerned that the new policy introduces unnecessary restrictions and red tape that could hinder landowners from responsibly developing and managing their land. Particularly owner-builders and those developing in stages would be negatively affected.  With the ongoing housing affordability crisis, the escalating cost of materials, and the scarcity of builders and tradespeople, this is not the time to make land development harder. Instead, local policy should support flexible, staged, and cost-effective development, especially for people trying to build their homes themselves as much as possible.	Comments noted.  Proposed revisions to this policy reduce approval requirements from the existing version of the policy.

	<p>Key Concerns with the Proposed Policy</p> <p><b>1. Restrictions on Outbuildings for Vacant Land</b></p> <p>The draft policy prohibits any outbuilding (even under 10 m<sup>2</sup>) on a vacant block unless a house is already approved and a statutory declaration is made to complete the house within two years. This is: Unrealistic for many under current market conditions with builder shortages and long material delays.</p> <p>Inflexible for landowners wanting or needing to develop gradually without incurring unsustainable debt.</p> <p>Counterproductive when small outbuildings are essential for storing tools, fencing equipment, vegetation or fire management gear.</p> <p>Even worse, the policy would prevent someone from building a shed with a small bathroom on their land, while at the same time state policies allow people to camp on that land up to 5 days per month - despite the environmental need for proper sanitation. This contradiction undermines both practicality and environmental protection.</p> <p><b>Requests:</b></p> <p>Allow small outbuildings (&lt;10 m<sup>2</sup>) on vacant land without requiring a dwelling approval.</p> <p>Allow larger outbuildings without a statutory declaration that a house will be built within a specific time frame.</p> <p>If not removing the need for a statutory declaration or specific time frame, extend the time limit from 2 years to 5 years to reflect current construction conditions and allow landowners to execute their builds in accordance with their means.</p> <p>Permit basic bathroom facilities in outbuildings where a sewage system is installed, even without a house approval, to support environmentally responsible camping, land use, and staged development.</p>	<p>Comment not supported.</p> <p>The construction of an outbuilding with a bathroom and wastewater systems directly supports the unauthorised habitation of the structure. The Shire has spent significant resources responding to compliance cases where the construction of sheds on vacant residential, rural residential and 'lifestyle' properties has resulted in non-compliance with planning, building and health legislation as well as substantial risks to personal health and safety.</p> <p>The construction of outbuildings on vacant rural lots where there is genuine farming activity occurring is supported by the policy.</p> <p>The staged building of a house utilising a shed-type structure can still occur – approvals relate to the structure ultimately being a house (noting there are structural differences between outbuildings and houses).</p> <p>The building of a shed to support construction of a house can still occur – this can be achieved by applying for a house and shed at the same time (and building the shed first to enable the house build).</p> <p>Short term camping on vacant land can occur without the need for substantial built facilities and occupants should remove all waste from the site.</p>
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	<p><b>2. Overly Strict Size and Height Limits</b></p> <p>The proposed caps (e.g., 200 m<sup>2</sup> for Rural &lt;10ha, 150 m<sup>2</sup> for Residential regardless of lot size) do not consider the diversity of rural land uses or the storage needs of larger blocks. The current formula is too rigid and does not reflect on-the-ground realities like:  Farm machinery and vehicle storage,  Seasonal workspaces and tools,  Fire prevention and land management equipment.</p> <p><b>Request:</b>  Implement a more flexible size standard.</p>	<p>The proposed policy provides for a certain size and amount of outbuildings to be constructed <i>without</i> the need for planning approval. A greater amount of outbuildings can be approved subject to planning assessment – each case will be assessed on merit.</p> <p>This provides a safeguard to ensure that neighbours and public interest is not unduly impacted.</p>
	<p><b>3. Overregulation of Shipping Containers</b></p> <p>The draft restricts containers to one 20ft unit before triggering a full planning process and requires that containers can only be installed once a house building permit is in place. For many landowners, containers are a secure, affordable solution for temporary storage while fencing, clearing, or preparing for and undergoing house construction. They are also suitable for long-term storage without adverse environmental or visual impact if appropriately managed.</p> <p><b>Requests:</b>  Allow more than one container on larger lots without requiring planning approval. Permit temporary container use before a building permit is issued, especially if used for responsible storage or environmental land management. Permit permanent or long-term container use via building permit.</p>	<p>Comments supported.</p> <p>The proposed policy relaxes approval requirements for sea containers compared to <i>Town Planning Policy No. 17</i>.</p> <p>Noting feedback received, officers recommend that the acceptable development standard (ie. What is allowed without the need for planning approval) is further relaxed to allow for a greater amount of sea containers on larger lots, particularly in rural areas.</p>

		<p><b>4. Restrictions on Outbuilding Utility and Appearance</b></p> <p>The policy prohibits lined walls, glass doors, or even basic amenities unless exceptional circumstances are proven. This discourages multipurpose structures like workshops, art studios, or storage sheds with a WC and hand basin, even if fully compliant with the Building Code.</p> <p><b>Request:</b></p> <p>Allow sheds to include basic internal amenities (e.g. bathroom, basin, insulation) where appropriate, especially if they support lawful, non-residential uses or reduce environmental impacts.</p>	<p>Comments not supported.</p> <p>As above, Class 10a outbuildings should be built like outbuildings, and not built in a way that enables their use for habitable purposes.</p> <p>The use of extensive windows and doors, internal fit-out, insulation, bathrooms, etc. Is typical of a shed that is intended to be used for habitable purposes (each of these features supports more comfortable occupation) and is not supported by this policy without clear justification.</p> <p>Structures that are built as home offices, art studios or similar that are occupied for any significant length of time are not classified as a Class 10a outbuilding under the National Construction Code. A landowner wishing to construct one of these types of structures should apply for approval of a Class 1a detached habitable room or ancillary dwelling.</p>
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	<p><b>5. Visual and Material Restrictions</b></p> <p>Banning light roofing colours beyond 'Bluegum' limits design freedom with minimal benefit. Many modern Colorbond colours are widely accepted and suitable in rural settings. They also help to keep houses cool and more energy-efficient.</p> <p><b>Request:</b></p> <p>Broaden the range of permitted colours and allow discretion where buildings are not visually prominent or visible from the street.</p>	<p>Comment not supported.</p> <p>Proposed exterior materials limitations apply in selected zones only (Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones) where there is a greater potential impact on neighbours and visual landscape amenity. Many of these already have controls in Local Planning Scheme No. 5 for this purpose and the policy provides clear and consistent guidance to this effect.</p> <p>A landowner may elect to use non- or low-reflective materials and avoid the need for planning approval.</p> <p>A landowner wishing to use highly reflective materials will need to seek planning approval so that any impacts on neighbours or visual landscape can be assessed.</p>
	<p><b>In Summary, I Urge the Shire To:</b></p> <ul style="list-style-type: none"> <li>- Reinstate and increase flexibility for small and larger outbuildings on vacant land.</li> <li>- Extend or eliminate the rigid 2-year time limit for dwelling construction.</li> <li>- Allow modest amenities in sheds for environmental and practical reasons.</li> <li>- Relax visual and material restrictions that do not meaningfully affect amenity.</li> <li>- Support staged development and owner-builders navigating high costs and long timelines.</li> </ul>	<p>Comments noted, responses provided above.</p>

		<p>I would also like to request that for future policy change communications, a commentary is added by the Shire that outlines the reasoning behind suggested changes. If the Shire's thought process and goals are made transparent in more detail, it will be possible for residents to reflect on this before sending their feedback. If any clarification is needed or further questions arise, I would be happy to have a call or chat in person with the appropriate person at the Shire.</p> <p>Thank you for the opportunity to provide feedback. I hope this input helps shape a policy that reflects the genuine needs and lived experiences of landowners across the Shire.</p>	<p>Comments noted, feedback appreciated.</p> <p>Following receipt of this submission officers provided a link to the Council Report on the consultation page, and this practice will continue for future policy reviews.</p>
		<p>To conclude, I want to stress again how important it is that all levels of government (federal, state, and local) acknowledge the severe impact the housing crisis has on Australians, their mental and physical health as well as their economic productivity, and make it a paramount priority to make building homes easier. This applies both to landowners seeking to build their own homes and those wishing to provide homes for renters. Federal and state governments are regularly failing us on this, often delivering only drops in the ocean, so I hope that at least our local governments will deliver impactful progress in this area</p>	<p>Comments supported.</p> <p>The Shire is currently reviewing a range of planning policies and identifying opportunities to reduce or remove approval requirements for common types of development that are relatively low-risk, while maintaining approval requirements as a safeguard where appropriate.</p> <p>The Shire is also in the process of developing a Housing Strategy to identify levers that are available at a local government level to respond to this issue.</p> <p>The Shire will continue to advocate to the State Government for a greater level of consideration to be given to the on-ground costs of policy and legislation changes being made.</p>



5.	Karen Winnett Kendenup	I can't find the actual copy of what policies you're contemplating. It was rather difficult to find where I could comment at all!	Existing and proposed policies can be found on the 'Have Your Say' section of the Shire's website or can be provided directly by contacting the Shire.
		However I would like to say that a rural shire should not follow statewide guidelines for farm properties based on urban guidelines and criteria .	The Shire's existing and proposed position on outbuildings is a substantial relaxation on the statewide Residential Design Codes, which is the governing policy for development in residential areas. There is no statewide policy or standard for rural outbuildings.
		<p>Previously rural properties in this area could build whatever infrastructure was needed. If you consider even small holdings like my own needs a round baler , tractor, rake, hay fork, truck , Ute with fire fighting equipment , small tractor with slasher, bucket, grader, plough, scarifier... then there's the shearing shed. Hay shed. Stables. Horse float. Place for wagon. Place for gig. Place for wheelchair van. Place for 4 WD. Place for camper van , place for support workers vehicle. Fortunately all our sheds and outbuildings were constructed 25 years ago. But there's nothing unusual in those requirements for sheds and there's no way anyone running commercial numbers of sheep for wool and horses , could possibly comply with the small acreage restriction on shed space.</p> <p>We are rural and rural areas have needs that are unique. We don't want urban planning constraints to make it impossible to run a working farm and business.</p>	<p>The proposed policy provides for a certain size and amount of outbuildings to be constructed <i>without</i> the need for planning approval. A greater amount of outbuildings can be approved subject to planning assessment – each case will be assessed on merit.</p> <p>The intent of the policy is to allow low risk, low key development to proceed without needing planning approval, but more substantial development (cumulatively) is more likely to impact on neighbours or visual landscape amenity, or relate to a change in the use of the land.</p>

6.	Kylee Bennett Kendenup	<p>I am writing to provide feedback on the proposed policy relating to sheds and storage containers.</p> <p>While I appreciate the intention to maintain visual standards across the shire, I am concerned that the draft policy does not adequately account for the practical needs of rural properties. Those living on larger blocks or working land for agricultural or animal-related purposes often require infrastructure that differs significantly from what might be appropriate in residential settings.</p>	<p>The proposed policy provides for a certain size and amount of outbuildings to be constructed <i>without</i> the need for planning approval. A greater amount of outbuildings can be approved subject to planning assessment – each case will be assessed on merit.</p> <p>The intent of the policy is to allow low risk, low key development to proceed without needing planning approval, but more substantial development (cumulatively) is more likely to impact on neighbours or visual landscape amenity, or relate to a change in the use of the land.</p>
		<p>The current proposal appears to apply uniform restrictions across all land types, including size and appearance limitations on storage solutions such as shipping containers. In many rural settings, these types of structures are used for secure, weather-resistant storage of feed, tools, and equipment; and are essential to the daily running of the property.</p>	<p>The proposed policy maintains a distinction between the size and amount of outbuildings that is permitted <i>without</i> approval according to the zoning of the land. These standards vary due to the difference in lot size and development density, purpose of the zone and expected land uses.</p>
		<p>It's also worth noting that on some properties, storage structures may have been in place for many years, and removing or modifying them could involve significant expense or physical impracticality — particularly where terrain, vegetation, or access has changed over time.</p> <p>Include allowances or exemptions for rural and agricultural zones; Recognise the long-standing and lawful use of practical infrastructure on such properties; Avoid retrospective application where compliance is unreasonable or impossible.</p>	<p>The proposed policy does not apply retrospectively to existing approved structures.</p> <p>The proposed policy includes exemptions from planning approval for outbuildings in the Rural Zone (as well as others) that meet the acceptable development criteria outlined.</p>

		<p>A one-size-fits-all approach may work in town centres, but it risks creating unnecessary burden in the shire's working and rural areas. A more balanced approach would support both community standards and rural functionality.</p> <p>Thank you for considering this submission.</p>	<p>The proposed policy includes acceptable development standards that vary according to the zone.</p>
7.	Troy Ducrow Mount Barker	<p>Ref shipping containers. I do believe community should be able to have permanent shipping containers for storage or sheds with far less planning approval requirements however, perhaps consider adding in a requirement for any in a zone other than rural for them to be disguised, such as by cladding to suit house, painting or screening (plant walls ect) vs the restriction of only being allowed to be hidden out the back. Give people options to comply.</p>	<p>Comments supported.</p> <p>The proposed policy relaxes approval requirements for sea containers compared to <i>Town Planning Policy No. 17</i>.</p> <p>Noting feedback received, officers recommend that the acceptable development standard (ie. What is allowed without the need for planning approval) is further relaxed to allow for a greater amount of sea containers on larger lots, particularly in rural areas.</p> <p>In instances where a landowner is required to apply for approval for a shipping container the Shire will be able to apply 'amenity' related requirements as suggested. The policy allows for this to be achieved by providing assessment criteria which can be used to help guide development outcomes.</p>
8.	S Harrison Kendenup	<p>I am writing in response to the draft revised Local Planning Policy No. 3 – Outbuildings and Shipping Containers, currently released for public consultation.</p>	<p>Comments noted.</p>

		<p>My main personal concern is in regard to the size restrictions on outbuildings. We have built a small house, with a roof size of less than 100sqm. (much smaller than the new house average of 250sqm in Australia). With the low rainfall last year we were unable to fill our water tanks with our minimal roof catchment and since we are not on mains water this meant that we ran out of water for household usage. Even with the rainfall so far this year we have not yet even filled a third of our tank yet.</p> <p>Our long term solution is to increase our roof catchment by building outbuildings (such as large carport/sheds). By having a restriction of 200sqm on outbuildings, means that we will not even be able to have an average house roof catchment area into our tanks.</p> <p>We were planning to have large garden areas but without water this will be impossible as we do not even have enough for household usage.</p>	<p>The proposed policy provides for a certain size and amount of outbuildings to be constructed <i>without</i> the need for planning approval.</p> <p>A greater amount of outbuildings can be approved subject to planning assessment – each case will be assessed against the assessment criteria provided for in the policy.</p> <p>The intent of the policy is to allow low risk, low key development to proceed without needing planning approval, but maintain the need for approval for more substantial development (cumulatively) that is more likely to impact on neighbours or visual landscape amenity, or relate to a change in the use of the land.</p>
		<p>I think that the proposed blanket restriction on outbuildings is far too restrictive and does not take into consideration that rural properties do not have access to mains water and so rely on rain catchment.</p> <p>I hope that the Shire will reconsider the Planning policy and adopt a more practical and flexible framework that reflects the diverse needs of our local community.</p>	<p>The policy works by identifying development that is <i>exempt</i> from planning approval – this is not a restriction on the extent of development that can take place.</p> <p>Further development can take place subject to planning assessment.</p>

# DID YOU KNOW?

Not all buildings are constructed to the same structural standards.

Before investing your money into converting a shed to a house, speak with a registered builder, building surveyor or qualified structural engineer to understand the energy, fire and other additional Building Code requirements that will apply.



## MORE INFORMATION:



[www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

## CONTACT US:



(08) 9892 1111



[info@sop.wa.gov.au](mailto:info@sop.wa.gov.au)



PO Box 48  
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



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V1.1 4 August 2025



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# SHEDS

Planning & Building  
Guidelines



## Do I need approval to build a shed on my property?



You do not need any Shire approvals to build a shed that has a floor area less than 10m<sup>2</sup> and a maximum height less than 2.4m.

If you want to build a shed bigger than this, you will always need to apply for a **building permit** before constructing your shed.

If your shed meets all of the 'acceptable development standards' of the Shire's **Local Planning Policy No. 3 - Outbuildings** then you do not need to apply for planning approval.

If your shed does not meet these standards, you will need to apply for **planning approval**.

You can find the full Policy at:  
[www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)

## What are the acceptable development standards for sheds?

The Shire's **Planning Policy No. 3 - Outbuildings** includes the following standards for the size of sheds:

Maximum floor area (all sheds on the property) in the Residential Zone:

Site Area	Floor Area
<500m <sup>2</sup>	60m <sup>2</sup>
500m <sup>2</sup> to 1000m <sup>2</sup>	90m <sup>2</sup>
1000m <sup>2</sup> to 2000m <sup>2</sup>	120m <sup>2</sup>
>2000m <sup>2</sup>	150m <sup>2</sup>

Maximum heights in Residential Zone:

Site Area	Wall / Roof
<500m <sup>2</sup>	3.2m / 4.2m
500m <sup>2</sup> to 1000m <sup>2</sup>	3.2m / 4.2m
1000m <sup>2</sup> to 2000m <sup>2</sup>	3.7m / 4.7m
>2000m <sup>2</sup>	4.2m / 5.2m

Maximum floor area (all sheds on the property) in other zones:

Zone	Floor Area
Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones	200m <sup>2</sup>
Rural Zone – lots under 10ha	200m <sup>2</sup> *
Rural Zone – lots over 10ha	500m <sup>2</sup> *

\*Up to 300m<sup>2</sup> and 600m<sup>2</sup> if all sheds are more than 50m from neighbouring property boundaries.

Maximum heights in other zones:

Zone	Wall/ Roof
Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones	4.5m / 6.0m
Rural Zone – lots under 10ha	4.5m / 6.0m
Rural Zone – lots over 10ha	5.0m / 7.0m

External wall and roof materials must be non-reflective (ie. no zinc and the lightest Colorbond colour is 'Bluegum') in the Rural Residential, Rural Village, Rural Smallholdings, Special Use and Tourism zones.

Other requirements apply for:

- Properties without a house
- Using a shed for a business
- Bathrooms and septic systems
- Clearing of native vegetation

If any of these apply please contact us to discuss your project.

## What can I use my shed for?

A shed may be used for garaging, storage or other similar uses. A shed is not designed or approved as a 'habitable' building and cannot be lived in. Please ask us about other options if you are hoping to build a games room, study or art studio.



# DID YOU KNOW?

Adapting a shipping container by adding extra windows and doors can affect its structural integrity.

We recommend talking to a registered builder, building surveyor or qualified structural engineer for advice before starting your project.



## MORE INFORMATION:



[www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

## CONTACT US:



(08) 9892 1111



[info@sop.wa.gov.au](mailto:info@sop.wa.gov.au)



PO Box 48  
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



Shire of  
**Plantagenet**

Mount Barker • Kendenup • Narrikup  
Porongurup • Rocky Gully

V2.1 4 August 2025



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Porongurup • Rocky Gully

# SHIPPING CONTAINERS

Planning & Building  
Guidelines



## Can I use a shipping container for storage when I am building?



A shipping container may be placed on a private property temporarily to store building materials while construction of a building is in progress.

A shipping container must not be placed on the property before a Building Permit has been granted by the Shire, and the container must be removed when construction is complete (or the permit expires).

## Can I use a container when I am moving house?

A shipping container may be placed on a private property for up to 7 days without Shire approval.

Shipping containers are not allowed to be placed on the road reserve or other public land.

## Can I use a shipping container for storage on my property long-term?

The Shire's Planning Policy No. 3 allows for the use of shipping containers as 'outbuildings' (ie. the same as sheds).

All shipping containers used ongoing are required to meet the acceptable development standards for outbuildings (**see Policy #3 or our 'Sheds' brochure for more details**).

Before bringing a shipping container to your property:

- Apply for a building permit (include details of footings and fixings/ tie downs)
- Apply for planning approval if you propose to have more than 1x 20ft container on the property (or more than 2 in the Rural Zone)

If you are thinking about a shipping container, please make sure that it:

- Is in a good condition of maintenance and repair
- Will be located at the rear of the property/ behind other buildings
- Will be screened from the street and neighbouring houses

## Can I use a container as a habitable room or as part of a house?

A shipping container is classified as an 'outbuilding' (ie. a shed) and must not be used for living in or any similar habitable purpose.

A shipping container can potentially be adapted or used as a component of building a house provided that it:

- Is adapted to meet the Building Code of Australia standards for a habitable building (including fire resistance and energy efficiency)
- Is provided with and adequately attached to the building's footings or foundations
- All footings, fixings and alterations to the container are signed off by an engineer to ensure structural integrity

