



POLICY NO:

SDev CP111 – LOCAL PLANNING POLICY – OUTBUILDINGS AND SEA CONTAINERS**GOVERNANCE INFORMATION**

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History	New	OCM:	Res:	Synopsis:	Policy created. 14/08/2026
1		OCM:	Res:	Synopsis:	

1. RESPONSIBLE DIRECTORATE

Development Services

2. PURPOSE

The purposes of the policy are to:

- Provide guidance and set minimum standards with regard to proposals for outbuildings.
- Provide guidance and set guidance on acceptable criteria where outbuilding prior to dwelling can be considered.
- Provide guidance on the siting and development of shipping containers to ensure they do not detract from the amenity of the local area in which they are situated or affect the existing operation of the site.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

3. OBJECTIVE

The objective of the policy is for Council to:

1. Establish a clear position for the construction of outbuildings on lots within the Residential, Rural Residential, Rural Smallholding, Tourism, Rural and Priority Agriculture zone prior to the construction of an approved dwelling on the same lot;
2. Regulate the use of sea containers for storage within the Shire of Dardanup to ensure that they:
 - (a) are located, screened and/or colour treated to appear visually integrated with the surrounding area; and
 - (b) do not result in an adverse impact on amenity or streetscape.
3. Provide certainty about what is considered minor development and to exempt such development from the need for development approval; and
4. Ensure acceptable development outcomes are maintained.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005
 Planning and Development (Local Planning Schemes) Regulations 2015
 Shire of Dardanup Local Planning Scheme No. 9 (LPS9)
 State Planning Policy 7.3 Residential Design Codes (R-Codes)
 State Planning Policy 2.5 Rural Planning (SPP2.5)
 State Planning Policy 3.7 Bushfire (SPP3.7)
 SDev CP104 Local Planning Policy Caravans as Temporary Accommodation

5. APPLICATION

This Policy applies to all zoned land applicable under the Shire of Dardanup Local Planning Scheme No.9.

It should be noted that whilst the Policy identifies certain development types that do not require development approval, a building permit or other approval may still need to be obtained from the Shire. Before carrying out any development listed in Table 1, any other licences, permits or approvals required must be obtained in accordance with any other law.

This policy does not apply to sea containers which have been previously approved by Council.

6. DEFINITIONS

Outbuilding means an enclosed non-habitable structure that is detached from any dwelling and may include a detached garage.

Substantially commenced means it is deemed to have occurred where there has been physical 'on site' development that comprises at least the preparation of the site including the placing of footings and slab. Where in a condition of approval there is a requirement to undertake further studies and investigations for submission and approval of the Shire prior to development commencing, such 'work' is not deemed to be substantial commencement.

Agriculture—Intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following—

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture.

Sea Container means a re-sealable metal transportable structure designed for the storage, unitized freight handling and/or transport of goods from one location to another by road and sea.

7. POLICY

The policy provision area set out in the following tables:

Table 1: Development Standards for Exempted Outbuilding

Table 2: Construction Of Outbuilding Prior To Completion of a Dwelling

Table 3: Sea Containers: Development Approval Is Required for the Permanent Placement of a Sea Container

Table 4: Sea Container: Development Approval Is Not Required for the Placement of a Sea Container

TABLE 1: DEVELOPMENT STANDARDS FOR EXEMPTED OUTBUILDING	
Zone	Conditions
Residential zone	Where the following Conditions are applied: - Maximum floor area – 80m² in aggregate or 10% in aggregate of the lot site area (whichever is the lesser). - Maximum wall height (including site works and slab/pad height) of 3m. - Maximum ridge height (including site works and slab/pad height) of 4.2m. - Located behind the street setback. - Nil setback to the side and / or the rear boundary setback and 1m setback to a secondary street boundary is permitted for a maximum wall length of 9m. - All stormwater including roof run off disposal is to be contained within site. - No required clearing of vegetation. This exemption does not apply to land within the SCA1 and SCA4 – as outlined in LPS9.
Rural Residential, Rural Smallholdings and Tourism zone	Where the following Conditions are applied: - For lot area less than 3 ha - Maximum floor area – 300m² in aggregate or 10% in aggregate of the lot site area (whichever is the lesser). - For lot area larger than 3 ha - Maximum floor area – 400m² aggregate or 10% in aggregate of the lot site area (whichever is the lesser). - Compliant with the relevant standards of the LPS9, located within an approved building envelope or outside building exclusion area. - All stormwater including roof run off disposal is to be contained within site - No required clearing of vegetation. This exemption does not apply to land within the SCA1 and SCA4 - as outlined in LPS9.
Rural and Priority Agriculture zone	Where the following Conditions are applied: - Buildings to be clustered with the dwelling and other outbuildings, if there are existing building on that lot. - Compliant with the relevant standards for the zone in the LPS9. - No required clearing of vegetation.

	This exemption does not apply to land within the SCA1, SCA2, SCA4, SCA5 and SCA6 – as outlined in LPS9.
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TABLE 2: CONSTRUCTION OF OUTBUILDING PRIOR TO COMPLETION OF A DWELLING

Zone	Conditions
Residential zone	Where the following Conditions are applied: 1) Dwelling has <i>Substantially Commenced</i> .
Rural Residential zone	Where the following Conditions are applied: 1) Building permit for a dwelling on the lot has been issued. 2) Only one (1) outbuilding prior to the completion of a dwelling may be supported. 3) The proposed outbuilding shall not be used for human habitation purposes. Temporary occupation within a caravan will be considered under <i>SDev CP104 Local Planning Policy Caravans as Temporary Accommodation</i> . 4) The proposed outbuilding shall not be used for any commercial or industrial use.
Rural Smallholding, Tourism Rural and Priority Agriculture zone	No conditions.

TABLE 3: SEA CONTAINER - DEVELOPMENT APPROVAL IS NOT REQUIRED FOR THE PLACEMENT OF A SEA CONTAINER

Zone	Conditions
All Zones	Temporary uses: A sea container for temporary use does not require Development Approval in any zone where the following conditions are met or applied: 1) One sea container only is placed on the lot for up to a maximum of 7 days in any 12-month period and is used solely for the loading/unloading of goods. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines; or 2) One sea container only is placed on a lot for up to a maximum 12 months and is used only in conjunction with building construction or subdivision works occurring, or approved to occur, on the same lot or adjoining lot. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines.
Light Industry and General Industry zone	Development Approval is exempted where all of the following conditions are met: 1) Sea containers must be located wholly within lot boundaries, and must be setback 10m from both front and rear boundaries, and 5m from all other boundaries; 2) Sea containers are stacked no more than two sea containers high; 3) Sea containers are not located over drainage areas, septic tanks, or vehicle access ways; 4) No other structures are proposed to be attached to or cover the sea containers; 5) Is/are ancillary to an approved or permitted use; 6) No required clearing of vegetation; 7) Will not be used for human habitation; 8) Only be used for the purpose of storage, unless otherwise approved by Council; 9) Sea containers being completely screened from view from nearby roads, other public places, and adjoining properties, and 10) Sea containers must not be stacked no more than two on top of another.

TABLE 4: SEA CONTAINERS: DEVELOPMENT APPROVAL IS REQUIRED FOR THE PERMANENT PLACEMENT OF A SEA CONTAINER	
Zone	Development Standards
Residential zone	Not Permitted.
Within the townsite boundary (including Reserves) excluding Residential zone	Council Discretion.
Rural Residential and Rural Smallholding zone	Where the following standards/criteria are applied: 1) There must be an existing habitable dwelling on the lot and only one sea container will be supported; 2) Compliant with the relevant standards for the zone in the LPS9; 3) No required clearing of vegetation; 4) Will not be used for human habitation; 5) Only be used for the purpose of storage, unless otherwise approved by Council; 6) Sea containers being completely screened from view from nearby roads, other public places, and adjoining properties; 7) Screening planting of native vegetation that comprises a range of sizes (including undergrowth and canopy vegetation), provides an effective visual screen and is a minimum 2m deep, being planted within 3 months of Development Approval, and maintained thereafter; 8) Sea containers must not be stacked on top of one another; and 9) The exterior of the sea container shall be painted in a colour scheme that is consistent with the majority of the surrounding development on the lot, or that is consistent with the surrounding landscape.
Rural and Priority Agriculture and Tourism zone	Where the following standards/ criteria are applied: 1) Compliant with the relevant standard for the zone in the LPS9; 2) No required clearing of vegetation; 3) Will not be used for human habitation; 4) Only be used for the purpose of storage, unless otherwise approved by Council; 5) Sea containers being completely screened from view from nearby roads, other public places, and adjoining properties; 6) Screening planting of native vegetation that comprises a range of sizes (including undergrowth and canopy vegetation), provides an effective visual screen and is a minimum 2m deep, being planted within 3 months of Development Approval, and maintained thereafter; 7) Sea containers must not be stacked on top of one another; and 8) The exterior of the sea container shall be painted in a colour scheme that is consistent with the majority of the surrounding development on the lot, or that is consistent with the surrounding landscape.
<i>Note: All Zones</i>	<i>Notwithstanding above, if the Shire considers that a sea container is likely to have a detrimental effect on the local amenity or has the potential to visually impair or detract from the exterior design or appearance of other buildings or sightlines in the vicinity, the application will be refused.</i>