

Shire of Northampton – Local Planning Policy

Construction of Barn Style Sheds in Residential and Special Residential Zones

- 1.0 PURPOSE
 - 2.0 BACKGROUND
 - 3.0 OBJECTIVES
 - 4.0 POLICY
 - 5.0 APPLICATION REQUIREMENTS
 - 6.0 ADVERTISING/CONSULTATION
 - 7.0 REFERENCES
 - 8.0 SCOPE
 - 9.0 APPENDIX A – EXAMPLES & DOCUMENTARY OF BARN STYLE SHEDS & OTHER PREFABRICATED SHED STRUCTURES.
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1.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between the policy and the Scheme.

2.0 BACKGROUND

In recent years a trend has developed for the marketing of “barn style” sheds as permanent dwellings. The Building Code of Australia can be applied to recognise such structures as dwellings but Council has concerns about the amenity and appearance of such structures in a residential environment. Essentially the buildings have the appearance and finish of a shed and their location on the smaller lots of the Residential Zone, Special Residential Zone and similar sized lots can detract from the appearance and amenity of surrounding lots.

3.0 OBJECTIVES

- 3.1 The primary objectives of the policy are to:
 - 1. Set out the approval requirements for the development of barn style sheds or other prefabricated shed structures when used as dwellings;
 - 2. Provide acceptable development provisions for the appearance of barn style sheds or other prefabricated shed structures in the Shire of Northampton to complement the streetscape provisions of the R-Codes.

4.0 POLICY

- 4.1 This Policy applies to the construction of barn style sheds or any other prefabricated shed structure that is proposed to be used as a dwelling in the Shire of Northampton.
- 4.2 This Policy applies to the following zones: Residential and Special Residential.
- 4.3 This policy requires that an Application for Planning Approval is required to be lodged with the Shire of Northampton for the construction of barn style sheds or any other prefabricated shed structure that is proposed to be used as a dwelling.

4.4 Development Guidelines

All barn style sheds or other prefabricated shed structures must meet the following development standards

4.4.1 *Verandahs, balconies etc on frontages*

The provisions of Element 6.2 – Streetscape requirements of the R-Codes applies to all residential development within the Shire of Northampton.

In order to achieve an attractive streetscape all barn style sheds or other prefabricated shed structures are required to provide verandahs, awnings, balconies, porches, porticos or other architectural relief on the elevations that are viewed from the street.

4.4.2 *Materials*

The use of ‘Zincalume’ or light coloured ‘Colorbond’ roof sheeting is permitted for dwellings under this Policy. However, care must be taken to ensure the location of the dwelling and the roof pitch used does not produce glare nuisance to surrounding properties or passing traffic.

The use of most types of wall cladding for dwellings is supported in the spirit of allowing architectural choice. Steel wall cladding is to be pre-painted ‘Colorbond’ custom orb type. ‘Trimdeck’ profile wall sheeting is not permitted. The use of unpainted ‘Zincalume’ wall sheeting is not permitted, unless used as an architectural feature on no more than 10% of the surface area of a facade.

Where appropriate the use of alternative building materials ie. wood, masonry is encouraged to provide architectural relief to the extensive use of colorbond.

4.4.3 *Roof Design*

Roof design can utilise gable, hipped or skillion design and must incorporate a roof pitch. Flat roofs are not permitted.

4.4.4 *External Treatments*

Notwithstanding the requirement of Clause 4.4.1 above, in order to achieve high standard of dwelling construction and an appropriate level of amenity barn style sheds or other prefabricated shed structure will be required to address their external facades with additional windows or larger openings, the use of verandahs or other architectural relief to side and rear elevations.

It is also recommended that alternative materials be sought for window treatments (ie wooden French and bi-fold doors – Refer Appendix A – Example 2).

4.4.5 *Landscaping*

In order to achieve an attractive streetscape and break up the length of continuous ‘Colorbond’ walls, barn style sheds or other prefabricated shed structures are required to lodge and implement a landscape plan.

4.4.6 *Building Code of Australia Requirements*

Barn style sheds or other prefabricated shed structures are to meet all relevant requirements of Class 1 buildings as provided by the Building Code of Australia.

Furthermore, barn style sheds or other prefabricated shed structures are required to meet the applicable energy efficiency ratings.

5.0 APPLICATION REQUIREMENTS

5.1 An application for a barn style dwelling or other prefabricated shed structure will not be favourably considered by Council unless the following information has been submitted with the application for planning approval form:

- a) A site plan to a scale of not less than 1:500 showing:
 - (i) street name, lot number, north point and the dimensions of the site;
 - (ii) the location of dwelling proposed to be erected on the site;
 - (iii) the proposed means of access for vehicles to and from the site;
 - (iv) the location, number dimensions and layout of all car parking spaces intended to be provided;
- b) A landscape plan of not less than 1:500 showing:
 - (i) the location, dimensions and design of any landscaped areas, open space areas, open storage or trade display area and particulars of the manner in which it is proposed to develop the same;
- c) Floor plans and elevations of the dwelling, including all exterior finishes proposed to be erected. It is noted that all four elevations are required to be provided as part of the Application for Planning Approval.

6.0 ADVERTISING / CONSULTATION

6.1 In the case of proposed development that:

- (a) requires the exercise of discretion by Council under the R-Codes or under an adopted Local Planning Policy; and
- (b) may, in the opinion of Council, adversely affect the amenity of an adjoining property,

the provisions of Section 4.2 and 4.3 of the R-Codes apply to provide for affected property owners to view and comment on the proposed development.

7.0 REFERENCES

The Shire of Northampton Town Planning Schemes No. 6, No. 8 and No. 9, the Planning and Development Act 2005 and the Residential Design Codes (2008).

8.0 SCOPE

8.1 Relationship of this Policy to the Residential Design Codes.

This policy has been made in accordance with Part 5, Section 5.3 of the Residential Design Codes (R-Codes). This Policy is to be read in conjunction with the R-Codes.

8.2 Relationship of Policy to the Scheme(s)

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local

government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

8.2.1 Relationship of Policy to Specific Sections of the Scheme(s)

This policy has been made to complement Clauses 7.4 of Town Planning Schemes No. 6 (Northampton) & No. 8 (Horrocks) and Clause 5.12 of Town Planning Scheme No. 9 (Kalbarri). These sections of the Shire's Schemes outline the requirements for transportable, relocated or prefabricated buildings within the Shire. The Schemes state that Council may permit the erection of a "prefabricated building" on a lot providing that the design of the building is to the satisfaction of Council and in its opinion the building will not detrimentally affect the amenity of the area and it has a facade appropriate to that prevailing within the vicinity.

Council Adoption:

20 June 2008	Advertising	Agenda (6.2.4)/Minutes (6.7.4)
15 August 2008	Final Approval	Agenda (6.2.2)/Minutes (2.7.2)

APPENDIX A – EXAMPLES & DOCUMENTARY



EXAMPLE 1			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Balcony treatment is considered to soften front elevation, however, use of same materials, no landscaping and small windows creates “shed” look. Balustrade is also required for the balcony.
Materials		√	Use of same materials, standard shed construction with no additional features.
Roof Design	√		Gabled roof considered appropriate.
External Treatments		√	No external treatments.
Landscaping		√	No landscaping.
Overall comment:			
Typical barn style shed containing no eaves, few windows and external treatments to break up the external facades. The use of balcony is supported where it complies with the Visual Privacy provisions of the R-Codes. <u>Overall Poor Design.</u>			



EXAMPLE 2			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Balcony treatment and verandahs help to soften frontage. Use of alternative materials is also considered to contribute to the streetscape
Materials	√		Excellent use of alternate materials and colour
Roof Design	√		Gabled roof considered appropriate.
External Treatments	√		Verandahs, large windows and doors to the side elevations help to soften appearance of “shed” look.
Landscaping	√		Excellent use of landscaping
Overall comment:			
<p>This is considered to be an excellent example of how barn style sheds can be treated to create a positive streetscape element. The use of alternative materials and colour softens the appearance of “Colorbond”. Landscaping also contributes in a positive manner. <u>Overall Good Design.</u></p>			



EXAMPLE 3			
	GOOD DESIGN	POOR DESIGN	COMMENT
Frontage	√		Balcony treatment and verandahs help to soften frontage. Use of different colours is also considered to contribute to the streetscape
Materials	√		Although a standard material is used throughout, the colours help to break up and mitigate the effects of monotone facades.
Roof Design	√		Gabled roof considered appropriate.
External Treatments	√		Windows and doors are considered to soften the appearance of the “shed” look.
Landscaping		√	No landscaping provided.
Overall comment:			
This prefabricated structure contains a large amount of detail, through the increased use of openings, verandahs to all four elevations and contrasting colours. It is considered to be a good example of how prefabricated shed structures can be addressed to soften their appearance and provide a high level of amenity. <u>Overall Good Design.</u>			