

POLICY NUMBER	-	6.36
POLICY SUBJECT	-	Construction of Shed/Barn Style Dwellings (Draft)
ADOPTED	-	

Draft

ENABLING LEGISLATION

Planning and Development Act 2005
Shire of Exmouth Town Planning Scheme No.3 -Part 9.6

1.0 INTRODUCTION

In recent years an industry 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 the Residential and/or Marina zones. Essentially the buildings have the appearance and finish of a shed and their location in a residential environment can detract from the appearance and amenity of surrounding lots.

1.1 DEFINITION:

Shed/barn style dwelling: means design of a building ordinarily built as a shed proposed to be constructed as a dwelling

2.0 OBJECTIVE

2.1. The primary objectives of the policy are to:

1. *Set out the approval requirements for the development of shed/barn style dwellings;*
2. *Provide acceptable development provisions for the appearance of shed/barn style dwellings.*
3. *Provide guidance on where this type of development can be considered in the Shire of Exmouth.*

3.0 POLICY

- 3.1 This Policy applies to the construction of shed/barn style structures that are proposed to be used as dwellings in the Shire of Exmouth.
- 3.2 Shed/barn style dwellings can be considered in all zones in the Shire of Exmouth except the Residential and Marina zones. Shed/Barn style dwellings are not permitted in the Residential and Marina zones as they are not considered complementary to the quality of design, aesthetics and construction appropriate for these zones. Pastoral zones are exempted from the provisions 4.1 to 4.4 of this policy.

3.3 This Policy requires that an Application for Planning Approval is required to be lodged with the Shire of Exmouth for the construction of shed/barn style dwellings.

4.0 DEVELOPMENT GUIDELINES

All shed/barn style dwellings must meet the following development standards: -

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 Exmouth.

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

4.2 *Materials.*

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.

The use of Colorbond for roofs and/or walls shall be consistent with Council's adopted colour palette for development. Where appropriate the use of alternative building materials i.e. wood, masonry is encouraged to provide architectural relief to the extensive use of Colorbond.

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 *External Treatments*

Notwithstanding the requirement of Clause 4.1 above, in order to achieve high standard of dwelling construction and an appropriate level of amenity, shed/barn style dwellings 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 (e.g. wooden French and bi-fold doors – Refer Appendix A – Example 2).

4.5 *Building Code of Australia Requirements*

Shed/barn style dwellings are to meet all relevant requirements of Class 1 buildings as provided by the Building Code of Australia. Furthermore, shed/barn style dwellings are required to meet the applicable energy efficiency ratings.

5.0 APPLICATION DETAILS

- 5.1 All applications must be lodged with a 'Form 1 – Application for Planning Approval', an application fee and three (3) sets of site and elevation plans.
- 5.2 The site plan shall be to scale and show: -
- the location of the proposed dwelling to be erected on the site;
 - existing car parking/driveway area;
 - existing crossovers;
 - setbacks from the boundary; and,
 - proposed landscaping
- 5.3 Floor plans and elevations of the dwelling, including all exterior finishes proposed to be erected are required to be provided as part of the Application for Planning Approval.
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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.
<p>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></p>			