



BARN STYLE SHED HOUSES

Policy Owner:	Planning Department
Person Responsible:	Manager Planning
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Shire of York Town Planning Scheme No. 2

Local Planning Policy No. 12

1. INTRODUCTION

In the late 1990's a trend 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 concerns have been raised 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 in the town site can detract from the appearance and amenity of surrounding residential lots.

2. OBJECTIVES

- To achieve a high stand of development and residential amenity.
- To protect the natural and historic beauty of the York town site.
- To make provisions as to the nature and location of residential buildings.
- To ensure infill residential development in heritage precincts and near heritage places to be of a high standard and not to detract from the place or precinct.

3. STATUTORY POWERS

This Local Planning Policy is made pursuant to Clause 8.8 of the Shire of York Local Planning Scheme No 2.

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

Local Planning Policies are guidelines used to assist Council in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme, they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes.

In considering an application for Planning Approval, the Council must have due regard to relevant Local Planning Policies as required under clause 7.5. If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

4. POLICY PROVISIONS

The development of “barn style” dwellings and any other type of dwelling based on a shed design or frame will not be permitted in the York town site.

Where proposed on the larger lots of the Rural Residential, Rural Townsite and General Agricultural zones the Shire will consider approving these forms of construction where the impact on surrounding properties can be minimised (landscaping, aspect, siting of building, etc).