

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the Development Assessment Panel will be held in the Large Meeting Room (old Goolwa Council Chambers) on 16 January 2006 commencing at 11:30 am

Your attendance is requested.

11:30 a.m. Development Assessment Panel commencement

12:30 p.m. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 16 JANUARY 2006 AT 11:30 AM
IN LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)

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**Development Assessment Panel
Report and Agenda
on 16 JANUARY 2006 commencing at 11:30 am
in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

APOLOGIES

IN ATTENDANCE

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 19th December 2005.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 19th December 2005 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/1025/05 - Shed Boss Fleurieu

SUMMARY TABLE

Date of Application	8 th September 2005
Subject Land	10 William Street Middleton
Assessment No.	A1996
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Shed – domestic storage
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	1
Representations to be heard	1
Date last inspected	9 th December 2005
Recommendation	Refusal
Originating Officer	Tom Gregory

ESD IMPACT/BENEFIT

- Environmental Over development of the site. Visual pollution.
- Social Nil.
- Economic Possible economic benefit for property owner.

THE PROPOSAL

Nature of Development

The proposed development is for a 'Quaker Barn' style shed for domestic storage purposes at 10 William Street, Middleton. A domestic storage shed is not listed as complying or non-complying in the Alexandrina Council Development Plan (consolidated 1st September 2005), making this type of development a consent on merit application.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

Detailed Description

Number 10 William Street Middleton is approximately 2000m², and contains one dwelling and 3 existing sheds. The proposed 'Quaker Barn' style shed will be located in the rear of the said property, some 18metres to the rear of the 3 existing sheds. The structure is to be approximately 17metres set off the rear boundary, and is proposed to be 900mm off the neighbouring property boundary of lot 12a William Street, Middleton.

The proposed 'Quaker Barn' style shed will be of a size similar to a small two storey dwelling. The proposed dimensions are approximately 9 X 14.2metres (almost 128m²) with a height of approximately 6 metres to the ridge of the roof. The internals of the shed are to be split by a mezzanine level 2.7metres above the lower floor level.

The proposal is to be clad with Colorbond steel materials. The roof will be Surfmist (a dull white colour), the walls and ends are to be Classic Cream, and the trimmings are proposed as Pale Eucalypt (similar to a khaki green).

The proposal has a number of upper and lower storey exterior windows, none of which pose significant overlooking issues. A roller door and standard access door are proposed on the elevation closest to William Street.

REFER ATTACHMENT 4.1(a) (page 1)

SITE & LOCALITY

As mentioned, the Residential block is some 2000m² in size. The dwelling is setback approximately 2metres from the road, and the closest shed to the road is setback approximately 3metres. The other two sheds are situated directly behind this shed, and run towards the rear of the property. The dwelling and existing large shed dominate the frontage of the block, and therefore assist in screening the proposal, which will have a minimal impact on the streetscape. The two other sheds on the property are between the front shed (3 metres from the front boundary) and the proposed shed.

REFER ATTACHMENT 4.1(b) (page 2)

The locality changes in character quite quickly in all areas beyond the subject land, and includes a mixture of old and newer dwellings. The allotment sizes and configuration differs drastically within the immediate locality, which could be described as somewhat unusual or even unique. 'Hammerhead' and 'Battle-axe' style land divisions have occurred along this northern side of William Street, with the closest being 12 & 12a William Street which adjoin the subject land to the west.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

Northward (towards the rear of the subject land) are open paddocks that are within the Rural Fringe zoning.

There are a number of sheds approved for domestic storage within the locality, yet none are of similar design or scale.

PUBLIC NOTIFICATION

Date of Advertising/Notification

As the proposal is considered not to be of a 'minor' nature and may be the subject of reasonable objection from third parties, the proposal was treated as a Category 3 development for public notification purposes. Pursuant to Section 38 – Development Act 1993 public notification ran between 12th December and 29th December 2005 and was advertised in The Times newspaper on the 15th December 2005 and in total, 18 neighbouring properties were notified by mail.

REFER ATTACHMENT 4.1(c) (page 4)

Summary of Representations

Only 1 representation was received, and this indicated that they wish to be heard at the DAP meeting.

Although not all of the representor's arguments were Planning related, the representor indicated that there are numerous existing sheds, and that the representor does not believe that the proposed use (or the use of the existing sheds) is for domestic storage.

REFER ATTACHMENT 4.1(d) (page 5)

A verbal representation was also received from one of the neighbours notified by mail. They were not supportive of the proposal, but did wish to make a formal representation.

Applicants Response

The applicant pointed to the perceived historical value of his property, and indicated that he believes that the representor's arguments on the use of his sheds is no valid reason for refusal.

REFER ATTACHMENT 4.1(e) (page 6)

The applicant has requested that information be made available to members of the panel, and indicated that he will elaborate on these during his time addressing the panel.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

REFER ATTACHMENT 4.1(f) (page 7)

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Principles of Development Control are seen as especially relevant to this application:

Council Wide Provisions

Objective 32: The amenity of localities not impaired by the appearance of land, buildings, and objects.

Appearance of Land and Buildings

PDC 58: The appearance of land, buildings and objects should not impair the amenity or character of the locality in which they are situated.

Comments

In addressing the above objective and principle of development control, the proposed structure is considered to be larger than that generally accepted as a structure for domestic storage purposes. On this basis, the structure does not blend with the character or amenity of the area. It is suggested that the proposal would be more suitable in a rural setting rather than a residential area.

Appearance of Land and Buildings

PDC 138: Building development should be located and designed in respect of the size, colour, form, siting, architectural style and materials of construction of buildings to harmonise with, the objectives for an area, other buildings of historical significance or heritage value or, in the absence of guidance from these, the predominant character of existing building development.

PDC 140: Buildings or structures should be sited unobtrusively and be of a character and design which will blend naturally with the landscape.

Comments

The structure is not to be sited in a visually prominent location. It will not impact on the streetscape greatly and would not impose or intrude on any public space of aesthetic significance. The colours are acceptable but the architectural style is not harmonious with the predominant character of the existing built development in the locality.

PDC 88: The external materials of buildings should:

- a) have surfaces which are of a low light reflective nature; and
- b) be of natural colours so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

Comments

As mentioned previously, the proposal is to be clad in Colorbond steel materials. The roof is to be Surfmist, the walls and ends are to be Classic Cream and the trimmings are proposed as Pale Eucalypt. These three Colorbond colours are from the standard Colorbond Steel range, and are of a low light reflective nature.

PDC 92: The number of outbuildings should be limited, and where appropriate they should be grouped together, located in unobtrusive locations and comply with the previously mentioned principles of development control relating to the location and design of buildings.

Comments

If the proposal was to be approved and constructed, it would be the fourth such 'outbuilding' on the one property. The 3 existing sheds are clustered together along the western boundary of the property. The proposed shed is to be a minimum of 18metres from the rear of the existing clustered sheds, and sited alone.

REFER ATTACHMENT 4.1(b) (page 2)

Residential Development

PDC 97: The erection of a shed, garage or outbuilding should only be undertaken where:

- a) it is an ancillary use to an existing dwelling or business; or

Comments

The proposed use is considered to be an ancillary use to an existing dwelling, that being domestic storage. However this would be the fourth such shed on the property, it could be argued that this is 'excessive' and/or 'over development' of the site.

Port Elliot and Goolwa Policies

Form of Development

PDC 2: Development involving the erection of any building of more than one storey in height, should only be undertaken where:

- a) the building will be in visual harmony with existing buildings in the locality;
- c) the development will not detract from the amenity of the locality.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

Comments

The 'Quaker Barn' style shed will be one (if not the largest) structure of its kind in the immediate locality. It is arguable whether visual harmony would be achieved. The shed would definitely not be in visual harmony with 12a William Street, as the structure would be 14metres along their eastern property boundary. If approved, the structure may result in a loss of privacy, with potential overlooking from front and rear mezzanine windows, and potential loss of natural light and particularly morning light in winter.

Residential Zone

Form of Development

PDC 2: Buildings should not exceed 8.0 metres in height and should not cover more than 50 percent of the area of the allotment.

Comments

The building is less than 8.0metres high, and the total site coverage of the dwelling and all outbuildings together would be less than 50 percent of the total allotment area.

Appearance of Land and Buildings

PDC 8: Development should be compatible with the character and amenity of the locality.

PDC 9: Buildings and structures should be of a high standard of design with regard to external appearance, building materials, colours, siting, bulk, loss of privacy, overshadowing, landscaping and provision for future maintenance.

Comments

With respect to the above, the external building materials are acceptable for a domestic storage shed, yet the appearance, siting, bulk and resulting 'excessive' number of sheds is not compatible or attuned with the character of the surrounding essentially residential locality. Therefore, in my opinion, there is not enough merit in this application to warrant approval.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

RECOMMENDATION

That the Development Assessment Panel refuse Development Application 455/1025/05 for a domestic storage shed at 10 William Street, Middleton on the grounds that the size, design and bulk of the proposal is not compatible with the residential character of the locality and will lead to over development of the site.

The proposal in particular is contrary to the following principles of the Alexandrina Council Development Plan:

Council wide

Objective 32

PDC 58

PDC 92

PDC 138

Port Elliot and Goolwa District

PDC 2

Residential Zone

PDC 8

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

ITEM 9. NEXT MEETING

ITEM 10. CONFIDENTIAL ITEM

10.1 455/261/05 - Motel at 4 North Parade, Strathalbyn – Subject To Appeal

That in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3) (c) (h):

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3)
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, or prejudice the commercial position of the council.
 - (h) legal advice.

That the Manager of Planning & Development and the Personal Assistant remain in the Meeting.

Meeting Closed at