

The CEO

Shire of Collie

87 Throssell Street

COLLIE WA 6225

21 September 2017

Dear Mr Burton

## **RE Shed and Patios Lot 1361 # 39 Preston Rd COLLIE WA 6225**

### **Residential Design Codes Justification**

#### **Lot 1361 # 39 Preston Rd COLLIE**

#### **Background**

I have recently applied for a new shed and patios to be erected on the above mentioned property.

An existing shed structure with tin wall timber framed post and beam structure approximately 9m long x 3.0wide with a 2.7m height with an attached 3m x 4m timber framed wall (timber weather board and floor storeroom). The structure had fallen into disrepair. These structures were built circa 1950-60's.

The shed is to replace the existing structure located in a similar position which has been destroyed and collapsed due to termite damage to the structure.

These structures do not comply with the current Town Planning Scheme requirements for setbacks

Properties greater than 1.0ha to have setbacks of

20 Front 20 rear and 10m side setbacks

The existing house also constructed circa 1930 have a setback of 8.1m to the front street setback (Preston Rd) and 8.0m to the secondary street. (Mc Vee Rd).

The new shed is to be located one from the side boundary and will be 7.4m long x 6.1wide x 2.7m tall.

#### **Justification**

#### **Non-conforming use**

The existing buildings on site do not comply with the provisions of the new Town Planning Scheme

As the structure has a non-conforming use and provision of the scheme do not allow an alteration or extension of the non-conforming use I request that Council consider the proposal with this in mind.

#### **Impact on streetscape**

The existing dwelling building is screened from the secondary street with vegetation and has a minimal impact on the streetscape.

The area where the shed is located does not have tree along the boundary but I am prepared to plant trees in this area to screen it from the street. (Although this may cause further bushfire risk to the property).

The road reserve adjacent to the location of the shed (Mc Vee Rd) is approximately 14 metres at the closest point and widen out to the intersection to 17m wide at the intersection. The width of the road reserve is adjacent to the straight part of the road is approximately 8m wide this providing an extra setback distance from the street an extra 6.0m setback to the street . This will lessen the impact on the street.

The reason for requesting a minimum setback is to allow clearance around the gas bottle and steps up to the verandah (not constructed yet). If I run the shed in line with the house the setback would be 1.9 m. I would be in agreeance with this setback as well but am seeking as close as possible.

The development and location of the shed will not create a precedent, as the houses and outbuilding cross the road already have setbacks closer to the street and have greater impact on the streetscape than my development.

As the development is located on the secondary street the visual impact is less than on the major road frontage, Preston Rd.

#### **Other setback considerations**

The shed has been located in the required position due to the location of the septic tank to the rear of the dwelling some 2.5 m from the edge of the house running parallel to the secondary street boundary . The location of the septic tank and soak well may have impacted on the septic system (1.2m from septic tank and 1.8m from the leach drain), this restricts the location of shed

By locating the shed in the same position as the existing the shed will not impact on the outlook and streetscape form Preston Road.

The shed will also provide further privacy to the rear yard area of the property which the existing shed had provided originally.

I also have a large window looking to the south by constructing the shed in this location will reduce the visual amenity from the existing dwelling.

Due to the location of the existing dwelling the outlook to the property, to the south and east, if I am to comply with the setback requirement, it will reduce the visual outlook from the property from my dwelling.

If the dwelling was setback further I could understand the request to require the new buildings also to meet the requirements. A new larger shed will allow me to store my materials in the shed instead of in the house and outdoors in the backyard, tidying the area and improving the visual amenity of the street.

#### **Conclusion**

I believe that the intention of the setback is to minimise the impact of development on the streetscape and adjoining properties. Due to the widen road reserve in the area I do not believe the development will impact on the amenity and ambience of the rural residential lifestyle of the adjoining properties.

By constructing a new building instead of repair the old building will improve the aesthetics of the area

The existing house is located in a position that does not comply with the setback requirements this I cannot change.

I believe I have a right to repair the existing shed but are hoping to install something which is more robust and aesthetically pleasing than the current construction.

The reduced setback is consistent with the setbacks of the existing building and other buildings in the area and will allow me to store my materials out of the yard area.

I believe the shed and patios will improve the development and improve the visual appearance of the property

I hope Council supports my application and take into consideration to issues I have raised.

Thank you for taking the time to consider my application.

A handwritten signature in black ink, appearing to read 'Raymond Barron', is written over a light grey rectangular background.

Raymond Barron

