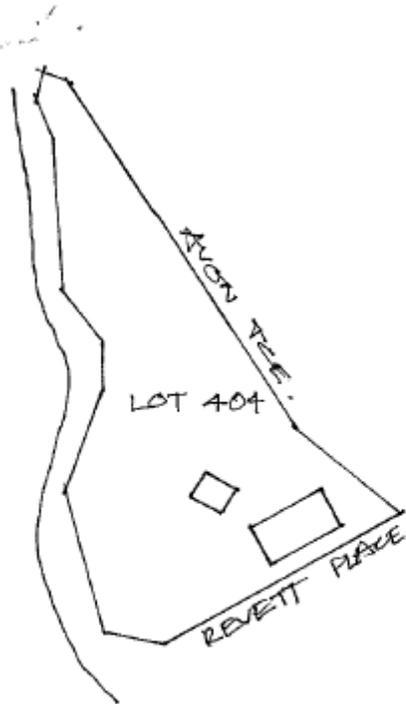
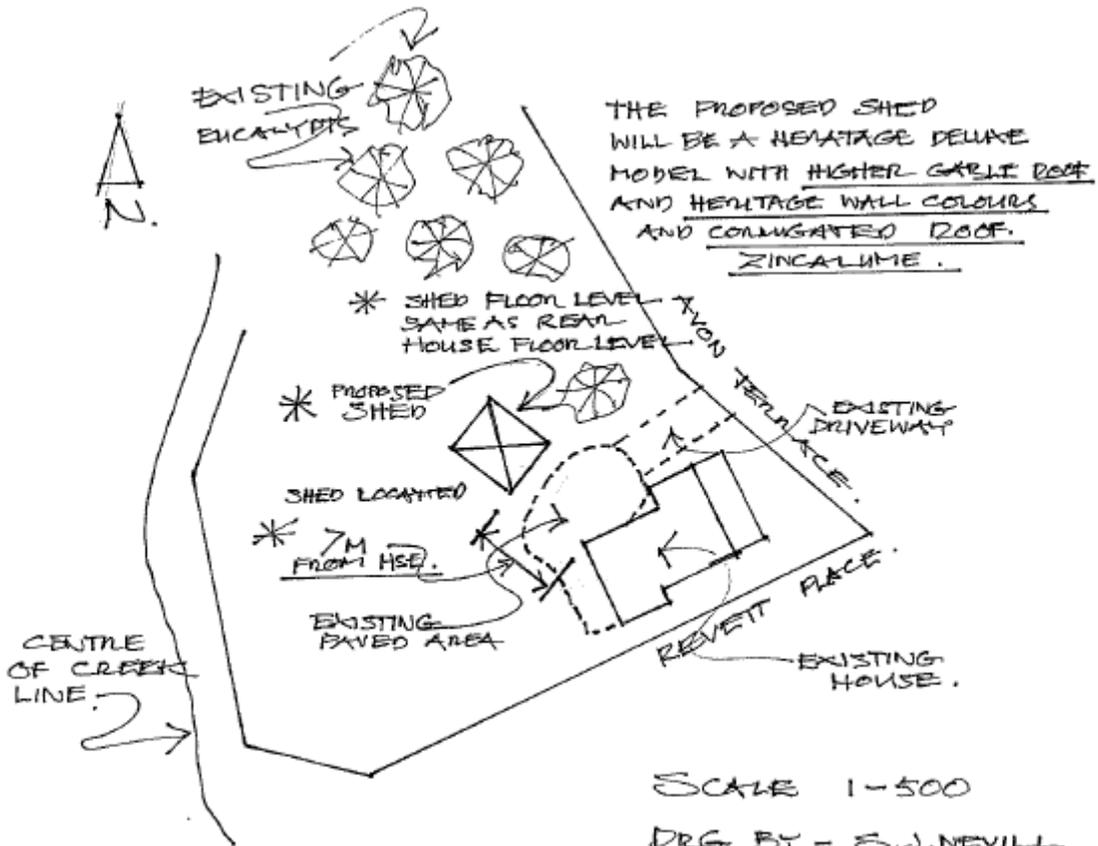


Site Plan

ITEM 9.5.1  
APPENDIX A

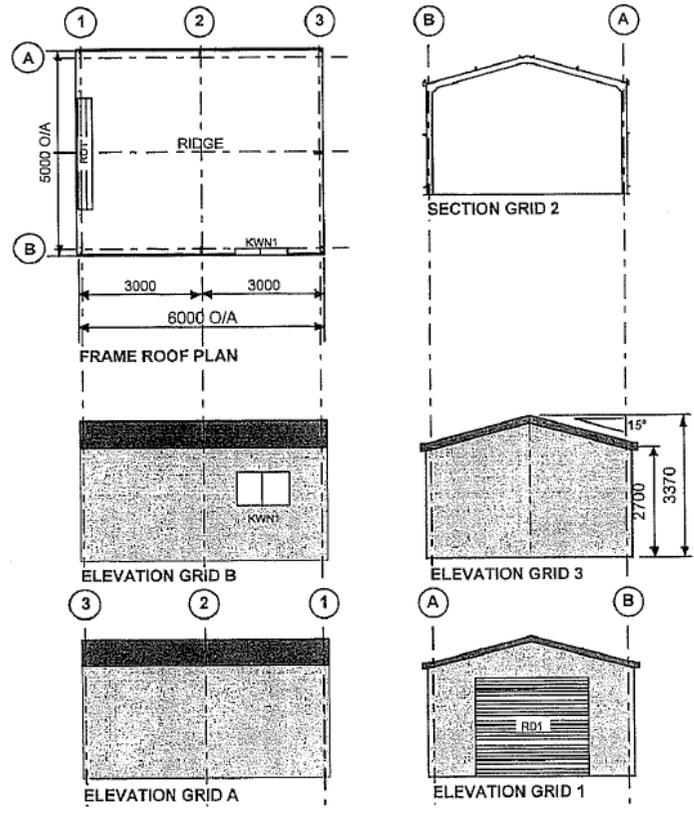


PROPOSED LOCATION  
OF SHED 6X5 FOR  
SIMON J. NEVILL.  
BLANDSTOWN HERITAGE  
PRECINCT





# Architectural Plans



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Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

**RANBUILD**  
Better sheds. Bigger choices.

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	ZL	ZL
WALLS	TRIMDEK 0.35 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	ZL	ZL

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	CSI Rollmate, R.D., Residential "R1R", 2325 High x 2700 wide Clear Opening, C/B
1	KWN1	750h x 1274w Window K9, C/B, (D)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT  
Simon Nevill

SITE  
21 Avon Terrace  
YORK WA 6302

BUILDING  
SUNDOWN DELUXE  
5000 SPAN x 2700 EAVE x 6000 LONG

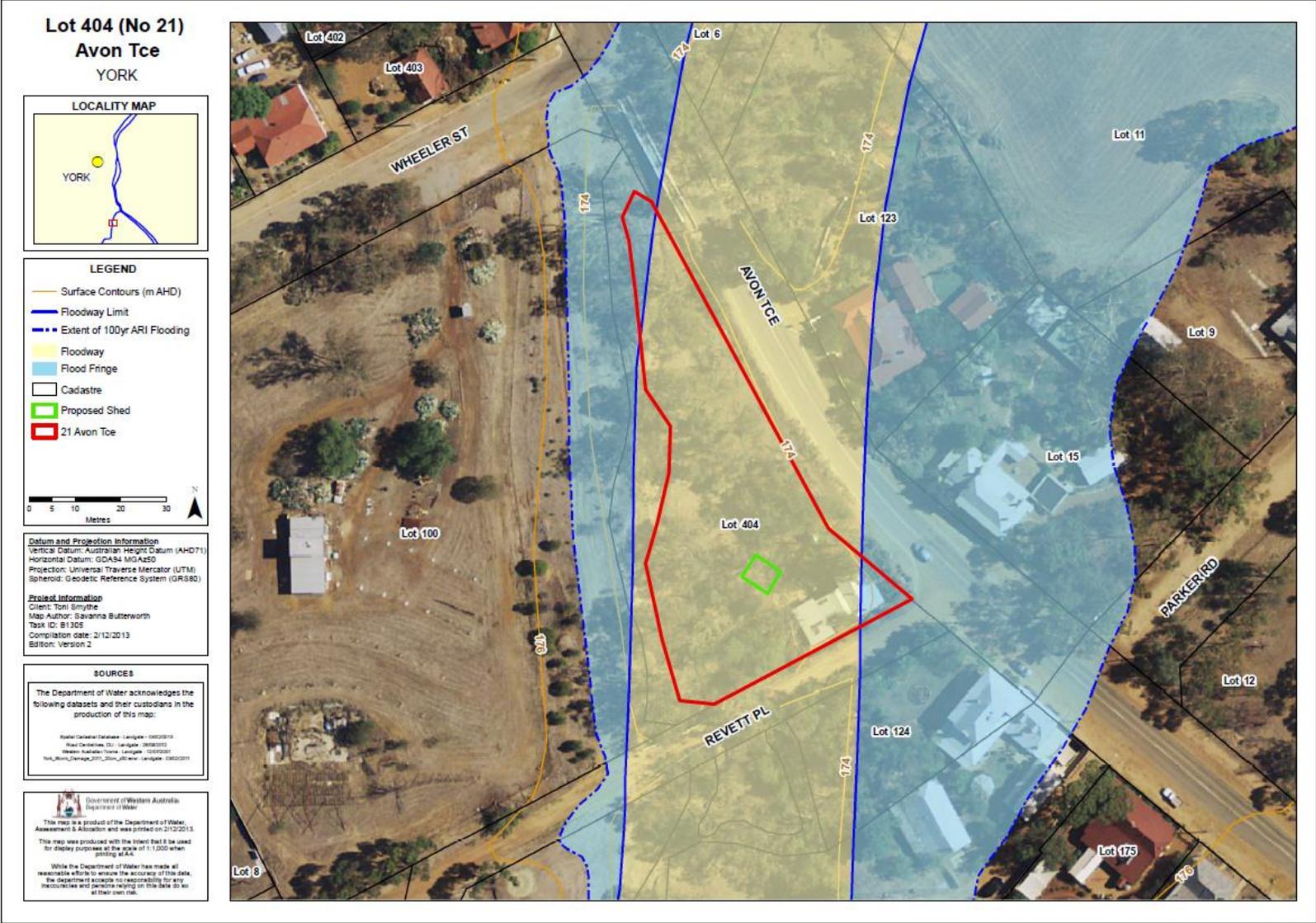
TITLE  
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	PAGE
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ITEM 9.5.1  
APPENDIX B



Department of Water Flood Mapping



ITEM 9.5.1  
APPENDIX C



## Schedule of Submissions

No.	Name Address	Submission	Council's Response
1.	K & R Betjeman, Wansbrough House and Cottage, 22 Avon Terrace, York (opposite)	<p>“We request that the following points are noted and addressed:</p> <ol style="list-style-type: none"> <li>1. The application is for a <u>second</u> shed to be constructed on site. The first shed, approx. 6 x 4m, is not shown on the sketch site. It is located on Revett Place site boundary approx. 6m behind the cottage and oriented in line with the footprint of the cottage. The existing shed has minimal effect on streetscape but will affect Town Planning floor area policy with respect to the proposed shed.</li> <li>2. <u>No mature trees should be removed</u>. The site is within the flood way of Bland Brook. It is critical that any additional structure be located so as to conserve every mature flooded gum to protect erosion of the site and downstream properties. The Wheatbelt Aboriginal Consultative group has recommended the retention of all native vegetation along Bland Brook to provide a green belt corridor for wildlife and to conserve the floodway. The Department of Water Northam advocates the importance of retaining mature trees in the Bland Brook waterway and in the past have stopped tree clearing for proposed development adjacent to the Brook. York Shire Council policies also claim to conserve mature trees.</li> <li>3. <u>Shed roof pitch</u> should be as close as possible to the 2:3 pitch of the c1856 front stage of the cottage because the shed is close to the cottage and will be visible from Avon Terrace. It is good to see that the proposal has a “higher gable”, although too small at only 15 degrees.</li> <li>4. <u>Shed floor level</u>, as stated on the site sketch, will be “the same as the rear house floor level”. This is an important and good decision</li> </ol>	<ol style="list-style-type: none"> <li>1. The second shed has been taken in consideration in the assessment. The Local Planning Policy for Outbuildings in Residential Zones permits R10 coded properties to have a collective floor area of 100m<sup>2</sup>. The addition of this proposed shed is well below this area and will result in a combined area of 65m<sup>2</sup>.</li> <li>2. This proposal does not require the removal of any mature trees. Impacts on flooding have also been assessed and considered acceptable.</li> <li>3. The shed will be constructed 7.5m from the dwelling and at a lower level due to the contours of the site. A higher gable is proposed and is considered sympathetic to the surroundings, which is consistent with the principles of the Burra Charter and the Local Planning Policy.</li> <li>4. Agreed and noted.</li> <li>5. Disagreed. Due to the distance from Avon Terrace and contours of the site, the shed will not contribute or detract from the streetscape of Avon Terrace and will only be partially visible. The position of the shed has also been carefully assessed from a flooding point of view and was considered optimal.</li> <li>6. Heritage green walls and corrugated iron roofing is proposed, which is consistent with the Local Planning Policy for Heritage Precincts and Places.</li> </ol>

		<p>because it will greatly reduce impact on the streetscape.</p> <p>5. <u>Alignment</u> of the shed should be square-on to the footprint of the cottage to unify all site structures visible from Avon Terrace.</p> <p>6. <u>Proposed colours</u> are appropriate and described as “heritage” for the walls but should be either heritage red (to complement the zinc CGI on ref brick of the cottage) or dark heritage green (to match the existing shed) and without contrasting coloured trim to make it less obvious from the streetscape.</p> <p>7. <u>Permitted use</u> should be consistent with normal use within a residential zoned area.”</p>	<p>7. Agreed. Standard shed use condition recommended.</p>
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