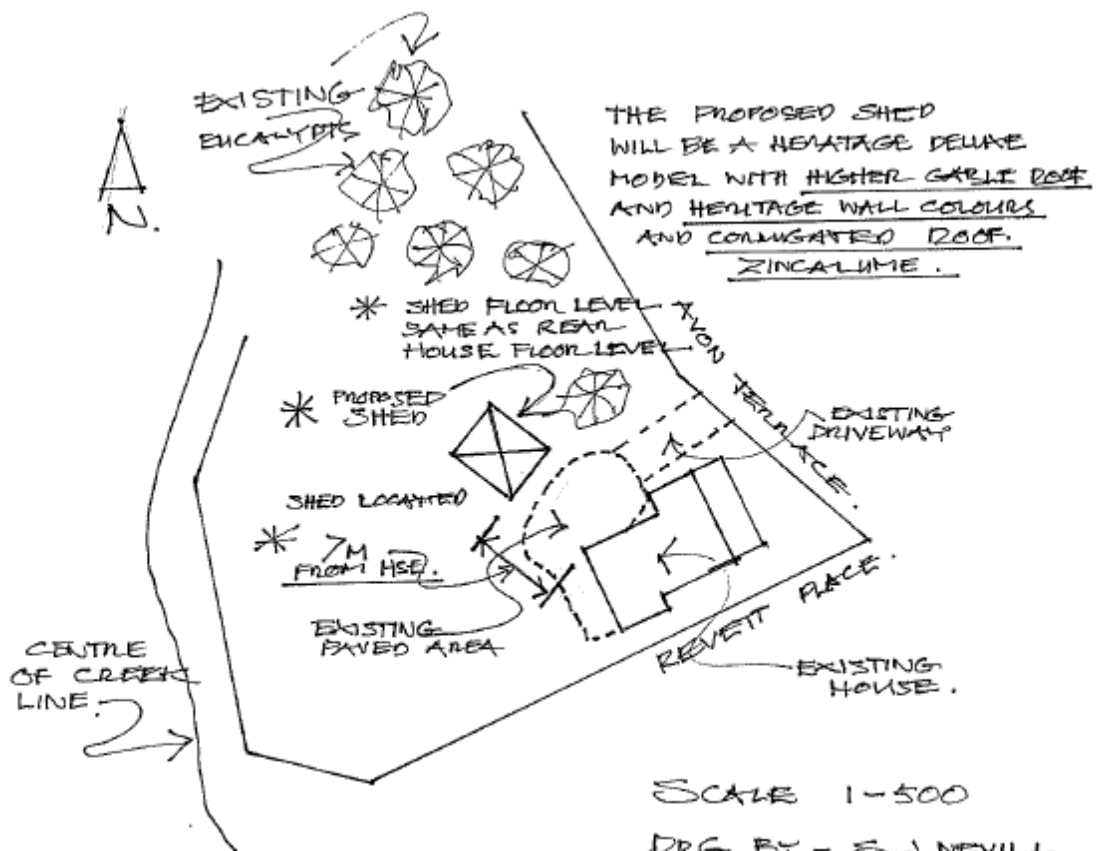


Site Plan



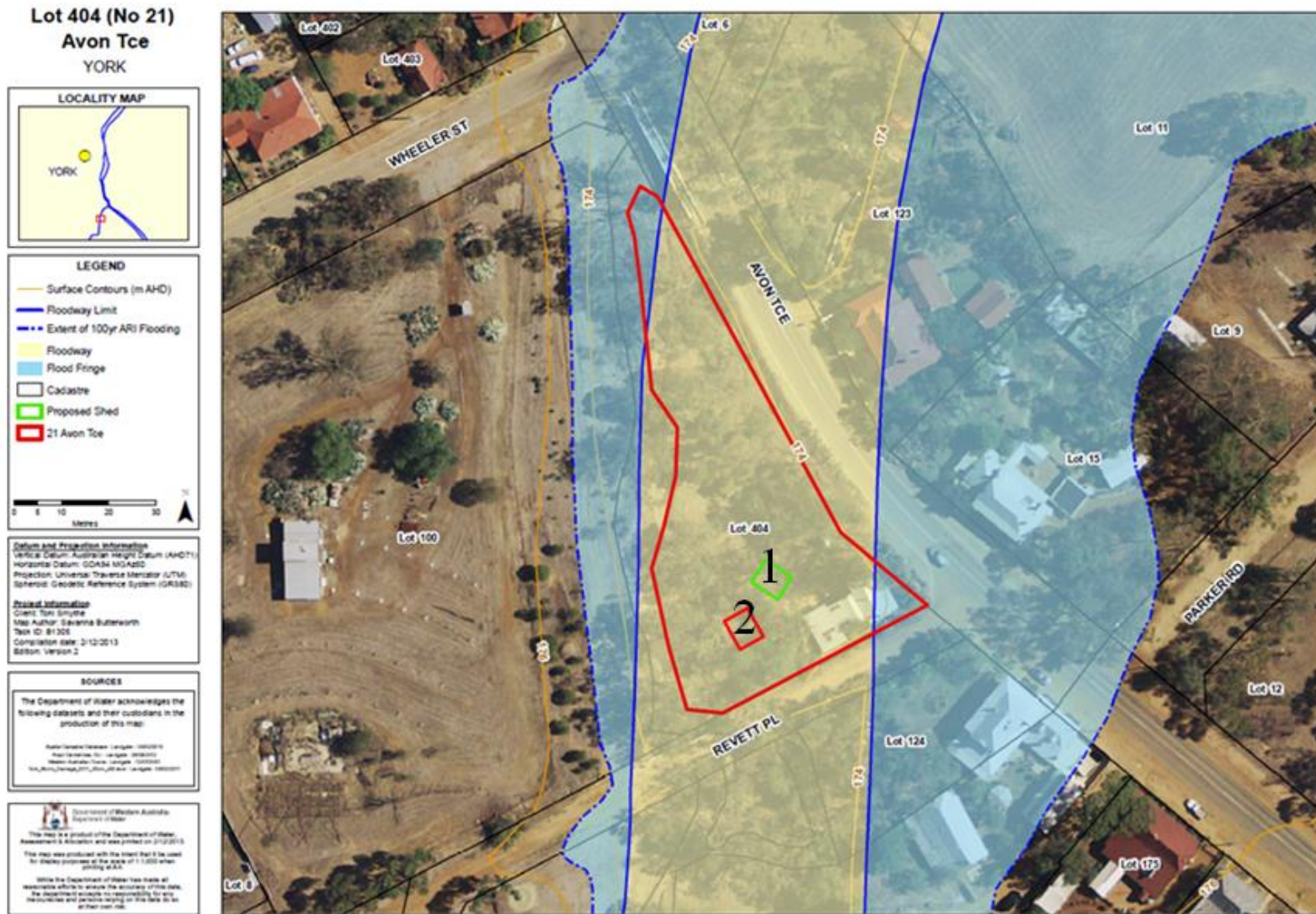
PROPOSED LOCATION
OF SHED 6X5 FOR
SIMON J. NEVILL.
BLANDSTOWN HERITAGE
PRECINCT



SCALE 1-500

DRG BY - S.J. NEVILL
NOVEMBER 2012.

Flood Mapping



Laura Gray JP M.ICOMOS B.Arch (hons)

HERITAGE & CONSERVATION CONSULTANT

WALGA Preferred Supplier: Heritage Advisory Services

Phone 9561 6695

Mobile 0408 105 784

Email laura.gray@bigpond.com

20 January 2014

MEMO

To: Kira Strange Planning Officer
Shire of YORK

Subject: DA Proposed outbuilding Lot 404 (21) Avon Terrace at BLANDSTOWN

Hi Kira

Further to your referral, I make the following comment:

The property is a category 1B listing on the Shire of York's Municipal Heritage Inventory and is located within the Blandstown Heritage Precinct.

I have made no specific site inspection although I am familiar with the site.

The proposal clearly shows the specifications of the proposed outbuilding.

The proposed wall cladding is corrugated coloured steel sheeting.

The proposed roof cladding is corrugated zincalume sheeting.

The outbuilding is proposed to be located at an angle to the existing residence and both the Avon Terrace and Revell Place street frontages.

The proposed location is at a ground level lower than Avon Terrace and the same as the rear (lower) section of the existing residence.

Shire of York LPP Heritage Precincts and Places (Update 2009)

Policy 3.4.1: Scale and Size

The proposed outbuilding is of a size and scale less dominant than the existing residence.

The proposed outbuilding is a simple rectangular form, consistent with the existing residence. However, the proposed gable roof is not consistent with the steeper pitched hipped roof, bullnose front verandah and steep skillion rear roof of the existing residence. The 15 degree roof pitch of the proposed outbuilding is the minimum required, and is consistent with outbuildings throughout the precinct area.

Policy 3.4.2 Form This policy is silent on outbuildings.

Policy 3.4.3 Siting

The policy stresses the importance of buildings in Blandstown being parallel to the street frontage, and minimal visual impact on the streetscape.

The proposal is at an angle to Avon Terrace, the existing residence, and Revett Place. While Revett Place is nominated as the access to the proposed outbuilding, the Avon Terrace frontage is the primary frontage of the site. Although trees partially obscure the Avon Terrace streetscape views of the proposed location, that is not a reliable ensurance, and the site is such that traffic heading south is in direct view due to the bend in Avon Terrace.

Policy 3.4.4 Materials and Colours

The policy indicates Colorbond walls are acceptable, and roofs of custom orb (corrugated) profile sheeting in galvanized is preferred, although zincalume or Colorbond are acceptable.

In summary:

Overall the form, scale and size of the proposed outbuilding are generally compliant with the policy, despite the roof form and pitch inconsistencies with the existing residence; those inconsistencies are relevant to most other outbuildings in the area.

The existing residence has a galvanized roof. Although the policy pre accepts zincalume and Colorbond, galvanized roofing is the preferred option, and given the walls of the proposed outbuilding are Colorbond sheeting, the second preference for the roof would be the same as the walls.

Although recognizing the topographic challenges of the site, the Policy emphasises the streetscape issues and the parallel nature of the Blandstown precinct. The existing proposal is not parallel with either street frontage or the existing residence. Given the proposed street access is the secondary frontage of Revett Place, a location closer to, and more aligned to that street front, parallel to the existing residence would be preferable.

In consideration of Shire of York LPP Heritage Precincts and Places (Update 2009), the proposed outbuilding is supported conditional upon;

Further consideration of the realignment of the location, to be parallel to its Avon Terrace frontage, the existing residence and Revett Place;

Realignment including a location closer to Revett Place to minimize the Avon Terrace impact; and,

Reconsideration of the roof sheeting option of corrugated galvanized or Colorbond (colour to match the walls), in preference to the proposed zincalume roof sheeting.

Sincerely

A handwritten signature in cursive script that reads "Laura Gray". The letters are fluid and connected, with a large initial 'L' and 'G'.

Laura Gray

Department of Water Advice

From: SMYTHE Toni [mailto:Toni.Smythe@water.wa.gov.au]
Sent: Tuesday, 21 January 2014 9:15 AM
To: Kira Strange
Subject: RE: Lot 404 (21) Avon Terrace, York.

Hi Kira,

The relocation of the proposed shed moves it much closer towards Bland Brook, increasing the potential for obstruction of major flows in the Brook.

It is recommended that the proposed shed be located further from the Brook (i.e. closer to the existing house/the original location of the proposed shed).

Kind regards,

Toni Smythe

Engineer, Floodplain Management

Department of Water
Phone: (08) 6364 7413
Email: toni.smythe@water.wa.gov.au

From: Kira Strange [mailto:planning@york.wa.gov.au]
Sent: Monday, 20 January 2014 9:57 AM
To: SMYTHE Toni
Subject: Lot 404 (21) Avon Terrace, York.

Hi Toni,

After recent consultation with our Heritage advisor, it has been suggested to realign the shed to be parallel to Avon Terrace and closer to Revett Place.

I have attached a copy of the original map you provided me with, with the location of the newly proposed location in red. The shed will be raised no higher than 500mm from the natural ground level.

Could you please advise if this would change your original recommendation in relation to flooding and obstruction of flow.

Kind regards,

Kira Strange

Planning Officer
Shire of York
PO Box 22,
YORK WA 6302

Ph: 9641 2233
Email: planning@york.wa.gov.au