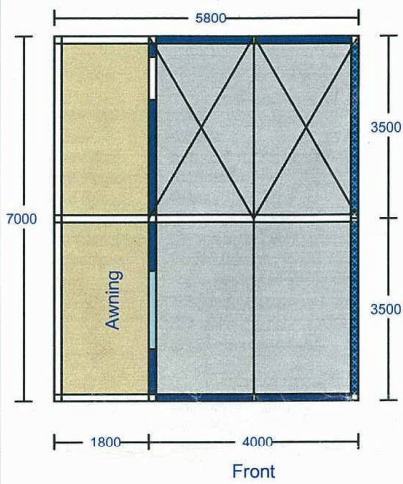


LOCALITY PLAN

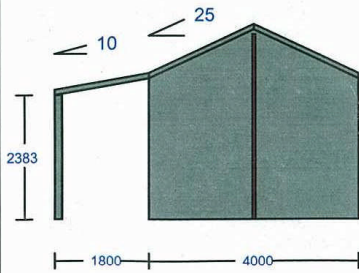


Plan View

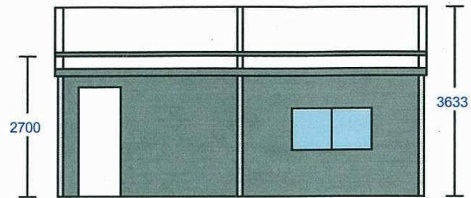


Front

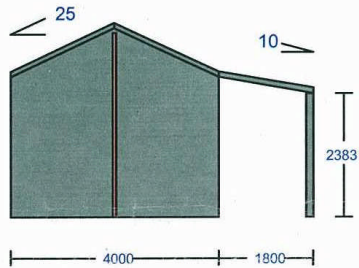
Front View



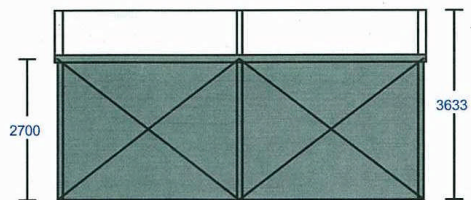
Left View



Rear View



Right View



TG & DT Edwards T/as THE Shed Company
Unit 1/18 Forrest St
York WA
Phone: (08) 9641 2526
Fax: (08) 9641 2553

Client - HIGGENSON ROBBIE
Site Address - 58 Roe Street York
W.A. 0
Quote Number - HIG-TE586

Date - 4/05/2011
By - Terry
Wind Region - N/A
Wind Speed - 40 m/s

Sheet No - 1/1

ASSESSMENT REPORT

DA ASSESSMENT REPORT
DA No. P657
Address: 58 Roe Street, York
Proposal: Construction of an Outbuilding for use as an office in conjunction with an approved home business.
MATTERS FOR CONSIDERATION
a) The aims and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme area.
<p><u>York Town Planning Scheme No. 2</u></p> <p>The site is zoned Residential and Coded R2.5. The objectives of the residential zone are:</p> <ul style="list-style-type: none"> (a) <i>to encourage single houses as the predominant form of residential development.</i> (b) <i>to require infill residential development in Heritage Precincts to be in accordance with Design Guidelines adopted by the local government.</i> (c) <i>to achieve a high standard of development and residential amenity.</i> <p>The residential dwelling is the predominant form on the site. The site is not located in a Heritage Precinct. The proposed outbuilding is to be located adjoining an existing outbuilding used for private storage and is similar in design to the existing shed. The use of the proposed outbuilding as an office will not detrimentally affect the residential amenity of the locality.</p> <p>Clause 4.7 states that a person must not carry on a home business or home occupation unless planning consent has been issued and is current. Council issued planning consent on 21 April 2008 and has been renewed annually by the applicant. The conditions of approval for the home business are being complied with.</p>
b) The requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, which has been granted consent for public submissions to be sought.
There are no new Schemes or amendments applicable to the site.
c) Any approved statement of planning policy of the Commission.
There are no statements applicable to the proposal.
d) Any approved environmental protection policy under the <i>Environmental Protection Act 1986</i> .
Not applicable.

e) Any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State.

State Planning Policy 3.1 – Residential Design Codes

The acceptable development criteria for outbuildings detached from the dwelling contained in Clause 6.10.1 of the R-Codes allows a maximum of 60m² of cumulative floor area or 10% of the site area, whichever is the lesser. The cumulative floor area of the existing and proposed shed exceeds the acceptable development criteria and accordingly, under the provisions of the York Town Planning Scheme No. 2, a planning consent is required to be obtained prior to the issue of a Building Licence and construction of the shed.

f) Any Planning Policy adopted by the local government under clause 8.8, any policy for a designated heritage precinct adopted under clause 5.1.3, and any other plan or guideline adopted by the local government under the Scheme.

Draft Local Planning Policy – Outbuildings

Council at its Ordinary Meeting held on 20 June 2011 resolved to adopt for advertising a draft Local Planning Policy for Outbuildings to enable acceptable variations to the R-Codes acceptable development criteria to be assessed as part of the Building Licence process without the requirement for a planning application.

It is proposed to allow 80m² cumulative area of all outbuildings. This proposal would not meet this requirement and therefore, a planning application would still be required following adoption of the Policy.

g) In the case of land reserved under the Scheme, the ultimate purpose intended for the reserve.

Not applicable. The land is not reserved under the Scheme.

h) The conservation of any place that has been entered in the Register within the meaning of the *Heritage of Western Australia Act 1990*, or which is included in the Heritage List under clause 5.1.2, and the effect of the proposal on the character or appearance of a heritage precinct.

Not applicable. The site is not heritage listed.

i) The compatibility or a use or development with its setting.

The proposed construction of an outbuilding for use as an office is consistent with the home business approval issued by Council and will not appear incompatible with the residential setting of the locality.

j) Any social issues that have an effect on the amenity of the locality.

The new office will enable a local business to operate more efficiently and effectively and will not result in any negative social impacts on the amenity of the locality.

k) The cultural significance of any place or area affected by the development.

Not applicable to this proposal.

l) The likely effect of the proposal on the natural environment and any means that

are proposed to protect or to mitigate impacts on the natural environment.
There are no environmental impacts associated with this proposal.
m) Whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bushfire or any other risk.
There are no known natural hazards that would affect the suitability of the site for the development.
n) The preservation of the amenity of the locality.
The proposal will not result in an expansion or intensification of the home business that would detrimentally affect the amenity of the locality.
o) The relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal.
The proposed shed is in context with the existing buildings on site and will not dominate the site or dwelling due to its size and location.
p) Whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles.
Existing access to the site will remain unchanged. The proposed outbuilding does not require vehicular access.
q) The amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.
The proposal will not result in an increase in traffic generated by the home business.
r) Whether public transport services are necessary and, if so, whether they are available and adequate for the proposal.
Not applicable.
s) Whether public utility services are available and adequate for the proposal.
Existing services are adequate for the proposal.
t) Whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities).
Not applicable.
u) Whether adequate provision has been made for access by disabled persons.
Not applicable. Use is for home owner only.
v) Whether adequate provision has been made for the landscaping of the land to

which the application relates and whether any trees or other vegetation on the land should be preserved.
Existing landscaping is sufficient and will not be affected by the development.
w) Whether the proposal is likely to cause soil erosion and degradation.
The proposal is unlikely to result in soil erosion and degradation. Controls may be required during construction of the outbuilding.
x) The potential loss of any community service or benefit resulting from the planning consent.
The proposal will not affect any community service or benefit.
y) Any relevant submissions received on the application.
One submission was received objecting to the proposal. The issues raised in the submission are discussed in the 'Consultation' section of this report.
z) The potential impacts of noise, dust, light, risk, and other pollutants on surrounding land uses.
No potential impacts have been identified during assessment of this proposal.
aa) The comments or submissions received from any authority consulted under clause 7.4.
Not applicable. This application did not require consultation with any other authorities.
bb) Any other planning consideration the local government considers relevant.
The conditions of the planning approval issued by Council for the home business are still relevant and will not be affected by this proposal.