

RE: PAN-520555 - Development Application - 10 Thoroughbred Drive

Justification for Proposed Variation to the DCP – Shed Setback

Extent of the Variation and Circumstances

This request seeks approval for a variation to the Development Control Plan (DCP) setback requirement, reducing the required 10m boundary setback to approximately 3m for 1 wall of the shed. The shed's placement at approximately 3m aligns with the existing driveway, ensuring functional and aesthetic consistency. Additionally, this positioning reflects the prevailing character of the area, where similar structures are commonly located around

3m from property boundaries. There are 6 similar sheds within the area with similar distances from boundary fences.

The location of the proposed shed is near a boarder which has established pine trees that are already at 3m high and will continue to grow to approximately 6m+ high. There will be limited to no visibility from neighbouring property. This side of the shed also does not have any windows or oversite to the neighbouring property.

Why Strict Compliance is Unachievable, Unreasonable, or Unnecessary

Strict compliance with the 10m setback is both unachievable and unreasonable in this case due to the following constraints:

- **Proximity to Essential Infrastructure:** Moving the shed to comply with the 10m requirement would place it too close to the septic lines and water tank, potentially interfering with their proper function and maintenance access.
- **Impact on Existing Landscaping:** The 10m setback would require removal of established gardens and trees, which have been carefully maintained and contribute to the property's environmental and visual appeal.
- **Alignment with Driveway and Other Sheds in the Area:** Placing the shed at approximately 3m follows the natural line of the driveway, improving accessibility and functionality. Furthermore, numerous properties in the area have sheds positioned at similar distances from the boundary, ensuring the variation does not create an inconsistency within the streetscape.

Meeting the Objectives of the Control

The objective of setback requirements is generally to ensure visual amenity, privacy, and environmental considerations are maintained. The proposed 3m setback achieves these objectives as follows:

- **Maintaining Streetscape Consistency:** The shed placement is in keeping with existing structures in the area, ensuring it does not appear out of place.
- **Preserving Privacy and Amenity:** The shed will not negatively impact neighbouring properties, as it does not introduce overshadowing or privacy concerns.

- Minimizing Environmental Disruption: Retaining existing trees and gardens helps preserve the landscape and biodiversity of the area, aligning with broader environmental planning principles.

No Adverse Impacts Resulting from the Variation

Approving the 3m setback will not result in any adverse effects, as:

- The shed will be positioned away from key infrastructure, preventing potential maintenance or operational issues.
- The character of the neighbouring will be preserved, as similar structures exist within the same setback range.
- The environmental impact will be minimized, avoiding unnecessary removal of established plantings.

Regards

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