

## DA250354

### Proposal: Construction of Shed at 16 Walgrove Road, Manton Yass Valley NSW

E2 Farm Buildings and Outbuildings of the Yass Valley Council DCP 2024

Objective: To provide guidance on the placement of rural buildings

Controls:

a. Farm buildings and sheds are not to be used for residential purposes without prior consent of Council;	The proposed shed is not for any residential purposes. It is an ancillary to the existing residential building and is used for private storage.
b. Farm buildings and sheds shall not exceed 7 metres in height where the site has an area of less than 10ha or 10 metres if greater than that;	The proposed shed stands at 4.294m in height and achieves this control.
c. Wherever possible farms building should be co located with other buildings on the land holding to minimise visual impact;	The proposed shed is not for farming and achieves no minimizing visual impact.
d. Farm buildings should be provided with internal access suitable for the nature of the traffic likely to be generated by the development;	The proposed shed has 3x wide openings and is safe and enough for the residents' needs.
e. Where practicable, access to farm buildings from the public road network should be via an existing legal access point;	The access to the proposed shed is through the existing driveway within the site.
f. Stormwater from farm buildings must be disposed of in a manner that does not cause erosion or nuisance, 3 metres clear of the building and away from adjoining properties;	The stormwater will be disposed of to the nearest river and will not cause erosion or nuisance from the existing buildings nor from the adjoining properties.
g. Development must not alter the drainage patterns or increase stormwater velocities, sediment or nutrient loads;	The proposed shed development will not alter the existing drainage patterns, etc. The development will maintain current site conditions and includes appropriate measures to ensure no adverse impacts on surrounding land or water systems.
h. No building shall be forward of the building line set by the dwelling house;	<b>The proposed shed is sited in the most practical functional location on the property. Relocation behind the existing building line would be</b>

	<p><b>impractical due to its proximity to the existing river, increased distance from the road, and difficult access. It would also require the removal of existing vegetation and result in unnecessary earthworks.</b></p> <p><b>The current location is well screened by existing vegetation, which significantly reduces its visibility from both the residence and the road.</b></p> <p><b>While the proposed shed complies with the required height and setbacks for the block, we believe the proposed location should be supported given its practical benefits and minimal visual or environmental impact.</b></p>
<p>i. Setbacks from side boundaries shall be no less than 5 metres for allotments less than 5ha or 50 metres for allotments with an area of greater than 5ha.</p>	<p>The proposed shed complies with this control as its setbacks are more than 50 meters from the side boundaries.</p>

#### Conclusion:

The proposed shed sits forward of the existing dwelling, which is a variation to the building line requirement. This location has been chosen as the most practical option, as placing the shed behind the house would bring it too close to the river, make access difficult, and require unnecessary earthworks and vegetation removal. In this context, strict compliance is considered unreasonable due to the functional and environmental constraints of the site.

The shed still complies with the required height and setback controls, and the chosen location is well screened by existing vegetation reducing its visibility from both the road and the dwelling. The proposal meets the intent of the building line control by avoiding adverse visual or environmental impacts and maintaining the rural character of the area. It will not change drainage patterns or increase stormwater runoff, sediment or pollution.