

Development Application  
Mr Peter Mahon  
43 Church Street, Yass, NSW, 2582  
Registered Plan: Lot 1 Plan DP 997056  
Folio Identifier 1/997056

Church Street Footpath

Slope of block ranges from 3-6 degrees

Existing Residence

Existing ORG

24' from shed

24' from residence

Existing sewer line running down from the residence

Proposed sewer line

24' from shed cover at 14.4m distance = 1.024' Fall Rate = **Good**

Proposed Shed

Shed bathroom

5.68m

6.6m

1.7m

5m

**Figure 1** – Property side view, demonstrating that the shed is hidden from view

While the height and floor size of the proposed shed exceed the stipulated requirements, we argue that strict compliance is unnecessary for the following reasons:

- **Visual Impact:** The proposed shed's location and design ensure minimal visual impact from public view. Positioned at the rear of the property and partially obscured by existing vegetation, the shed's Colorbond Monument colour enhances its ability to blend seamlessly into the landscape. Its elegant design complements the character of the main residence without detracting from the visual integrity of the heritage setting.
- **Heritage Setting:** The main residence, situated at the top of the sloping block, maintains its prominence within the heritage setting. The shed's discreet placement and subdued colour scheme preserve the overall character and aesthetic value of the property. It respects the historical context by maintaining a subordinate position in relation to the primary dwelling.

- **Material and Design:** The shed incorporates recycled cedar windows and doors sourced locally, contributing to the sustainability and historical authenticity of the project. The use of Colorbond steel in Monument colour ensures durability and longevity while harmonizing with the natural environment. This blend of materials respects both traditional craftsmanship and contemporary design principles, further enhancing the sheds compatibility with the Yass Heritage Conservation Area. Furthermore, the shed's sleek and modern design language respects the traditional elements of the heritage precinct while offering a contemporary touch that is sympathetic to its surroundings.

## Conclusion:

The proposed Colorbond steel shed at 43 Church Street, Yass, NSW, demonstrates a careful consideration of heritage values. Its discreet placement, subdued colour palette, and incorporation of recycled cedar windows and doors contribute positively to the visual and historical integrity of the property. The shed's construction will not compromise the significance of the heritage setting but instead enhance the functionality and aesthetics of the site.