

Manning Development Control Plan (DCP) 2010

Part H - Ancillary structures and outbuildings

Objectives

- Minimise the visibility of ancillary structures and outbuildings from the street, adjoining properties and public spaces;
- Ensure that the appearance of ancillary structures and outbuildings is of a high quality and where appropriate
- integrates with the streetscape;
- Ensure ancillary structures and outbuildings are compatible in height, bulk and scale with the existing or proposed development on site in the residential locality.

Performance Criteria Ancillary development in R5 Zone	Compliance
H3.1 – Car Parking	
With the exception of corner lots, vehicular access to all residential developments is to be achieved by way of a single driveway crossing.	<p>A second driveway is being proposed to allow ease of access to the shed due to low lying land and to eliminate the need to remove further vegetation.</p> <p>Daniel Cooper has advised in pre lodgement discussions that a second access would be approved in conjunction with DA approval</p>
H4.1 – Ancillary Structures and Outbuildings	
The maximum floor area is 200m ²	Complies - The proposed shed is 192m ²
Ancillary buildings are required to be single storey	Complies - The proposed shed is single storey
The maximum wall height for ancillary structures and outbuildings is 3.7m and the roof height is not to exceed 5.9m at any given point	<p>Wall height is proposed to be 4m.</p> <p>A variation to the DCP is sought to be granted so as to enable access for farm machinery which is unable to access the shed at a height of 3.7m.</p> <p>The variation will not create any nuisance or impact adjoining properties nor affect the neighbourhood amenity. The shed is considered to be the same bulk and scale as to other sheds in the same in the vicinity with a similar height. There are other sheds in the vicinity with a shed height over what is being proposed.</p>

	Roof height complies
Ancillary structures and outbuildings are to be setback 5m from the side boundary.	Complies - Setback is 20m from side boundary

The shed is proposed to be built In front of the Dwelling.

The site varies in levels and has a lot of low lying land. Although the property is not flood prone the land does hold water and takes time to disperse.

The location of the proposed shed is the most suitable site to gain access and maintain access in all weather events.

There is some tree removal proposed but the proposed location will result in the least amount of vegetation to be removed out of the whole site & any significant vegetation being large trees with hollows or any koala food trees will be retained.

The location of the shed and tree removal was discussed in pre lodgement discussions.

The location of the shed will not adversely affect the amenity of the neighbourhood nor any adjoining neighbours.

The proposal is considered to meet the objectives of the Manning DCP 2010.