

ATTACHMENT 3 - 255 RELBIA ROAD, RELBIA - PLANNING REPORT



7 Kensington Gardens,
Norwood,
TAS 7250

3rd Nov 2017

Dear Matt,

255 Relbia Road, Relbia – erection of a shed – request for further information

You have sought my planning opinion and assistance in regard to the erection of a shed to house your motor vehicles – being a person with a hobby for motor cars.

You have a number of collectors cars – mainly Nissans/Datsuns covering a wide age range. You would like to protect these from the weather and have them close by for security reasons.

You lodged an application to build this shed back in April this year and since then there has been information exchange back and forth with the council planners on a number of matters.

You commenced works of excavating and commencing a small retaining wall prior to approval being granted, noting that the area for this site had previously been cut and filled for some reason. You have submitted amended plans showing the shed moved 2m from the adjoining boundary and the height has altered to comply with the zone requirements.

You have had previous discussions with Maria in regard to the existing car port where it has been determined the car port will not be classed as part of the outbuildings footprint provided it stays an open structure.

You have provided council with a copy of an engineering design for the wall and surface water run-off prepared by RARE Engineering.

I note the matter has been advertised under the Planning legislation and one representation has been received – commenting in the main around stormwater matters.

In response to that and maybe other material council wrote to you on the 2nd Nov noting that there were still outstanding matters from earlier requests which needed to be addressed. It is those matters which I will provide comment on with a view to resolving this now long running saga.

Council writes:

The following items are still outstanding:

1. *Please provide a written submission demonstrating how the proposed outbuilding satisfies the performance criteria of clause 13.4.3 as follows:*

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Item	Comment
(a) P1.1 Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:	
<i>(a) the visual impact on the streetscape;</i>	The shed is set below the public road level and presents a gable to public view – thus its impact on the streetscape will be minimal. It will be no more obvious than many of the large sheds which punctuate this rural living area. Indeed, sheds, large sheds, are an expected norm in this type of area where residents move from suburbia for that extra rural space and “freedom”.
<i>(b) any adverse impacts on native vegetation;</i>	No impacts – this is a cleared, residential type lot. Any native vegetation has been long removed – probably prior to the land being subdivided into rural living lots.
<i>(c) any overshadowing of adjoining lots;</i>	If there is going to be any overshadowing (and it would be very minimal) it will be of a driveway and have no impact on the enjoyment of the neighbouring lot.
<i>(d) the size and location of outbuildings on adjoining lots and in the surrounding area;</i>	As stated above the proposed shed will be no more obvious than many of the large sheds which punctuate this rural living area. Indeed, sheds, large sheds, are an expected norm in this type of area where residents move from suburbia for that extra rural space and “freedom”. To illustrate this the figure below shows sheds and outbuildings adjoining this site circled in yellow.



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and P1.2 Outbuildings must have:	
<i>(a) a combined gross floor area that does not exceed 150m² ; and</i>	The shed has a floor area of 147 sqm
<i>(b) wall height no greater than 4.5m; and</i>	The wall height is 3.16m from natural ground level.
<i>(c) a building height no greater than 5m.</i>	The overall building height is 4.74m from natural ground level.
(b) P2. Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:	
<i>(a) the topography of the site;</i>	This is a sloping site – so to construct any building there will be a need for cut and fill. In this instance the cut and fill has been minimised by selecting the section of the site with the least slope.
<i>(b) the appearance, scale and extent of the works;</i>	From any public place the earthworks will not be seen.
<i>(c) any overlooking and overshadowing of adjoining lots;</i>	There will be no overlooking of property (this is a shed). The only possible overshadowing will be very minor and related only to a driveway. There will be no loss of amenity to neighbouring property.
<i>(d) the type of construction of the works;</i>	The retaining wall will be constructed out of purpose built retaining wall bricks – manufactured locally from local materials.
<i>(e) the need for the works;</i>	The excavations and retaining wall is needed to present a flat slab for the proposed building.
<i>(f) any impact on adjoining structures;</i>	There are no adjoining structures which will be impacted by these works.
<i>(g) the management of groundwater and stormwater; and</i>	The retaining wall (as shown on the engineering plans) will be constructed to collect stormwater and to direct it to a natural discharge point. It is recognised and accepted that excessive stormwater cannot be directed on to other property. It is also acknowledged that there is a natural drainage slope from this site which may or may not impact other property – that is allowable.
<i>(h) the potential for loss of topsoil or soil erosion.</i>	As much of the excavation has already been completed it is obvious the loss of top soil or soil erosion has not been an issue on this site. However, either straw bales or a textile barrier will be erected during construction along part of the boundary with the nearest neighbouring property to prevent erosion as works are completed. On completion, exposed surfaces

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	will be battered and sown with grass to prevent any possible soil loss.
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I hope this is enough to move this very simple matter forward.

Please contact me if you need any more information.

Regards



IAN ABERNETHY

Director