



24 November 2020

Mitchell Shire Council
Town Planning Department
113 High Street
Broadford VIC 3658
Email – mitchell@mitchellshire.vic.gov.au

Dear Sir / Madam,

**RE: 4 Ballantine Court, Kilmore
Application for Planning Permit – Building and Works (Proposed shed)**

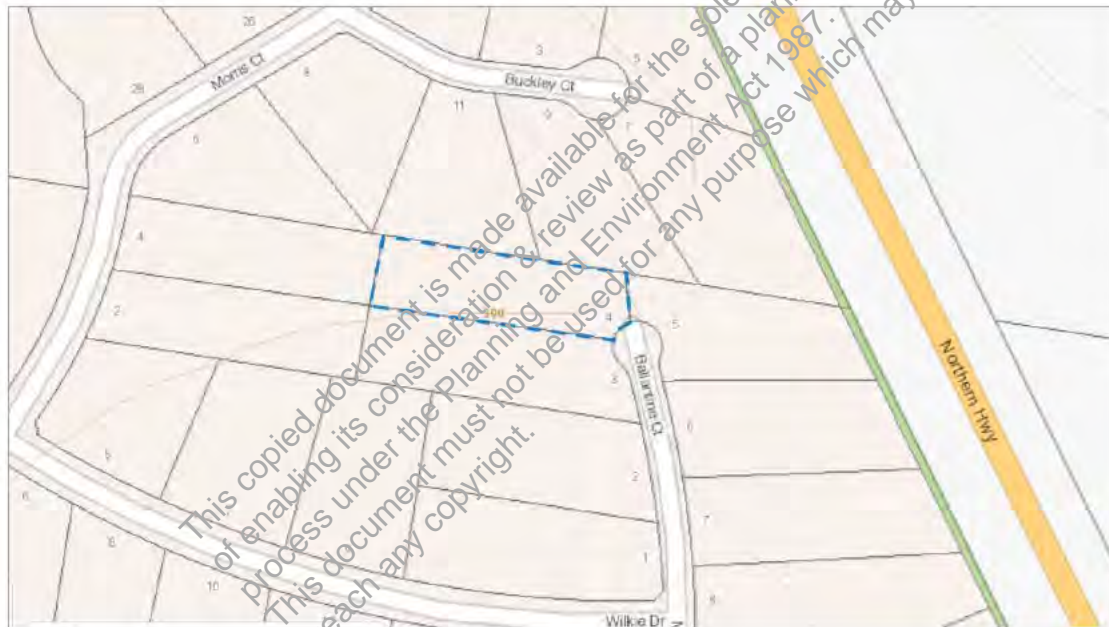
We act on behalf of the owner of the above land in preparing an application for planning permission to undertake buildings and works to develop a new shed. The below provides a description of the site, the planning controls affecting the land, permit triggers and discussion of the application.

Site description

Site shape	Regular rectangular.
Site area	4,100 square metres.
Dimensions	North – 118.25m South - 120.42m East – 25.84m West – 34.65m
Existing development	Single dwelling. Rural metal outbuilding rear of dwelling. Swimming pool rear of dwelling.
Existing use	Low-density residential.
Access	Provided by Ballantine Court via a rural crossing to the lot frontage.
Topography	Exhibits gentle sloping to the north. For all intents and purposes of this application the site is flat.
Vegetation	Primarily consisting of planted vegetation along property boundaries and around the dwelling. There are no remnant native trees located in proximity to the proposed works. A windrow of planted cypress trees extends along the north boundary.

<p>Title</p>	<p>Covenant X296523T is registered on the land. The covenant requires that development of any dwelling on the land is to consist of a new dwelling, be provided with minimum required habitable area and specifies external materials. The restrictions of the covenant do not impact the proposal.</p>
<p>Easement</p>	<p>A 3m wide drainage easement is positioned along the north boundary and a 2m wide drainage easement along the east boundary. No works are proposed along either easement.</p>
<p>Front fence</p>	<p>Post and wire.</p>

Further site description is provided in the below images.





The above shows adjoining land used for used and developed for rural residential purposes with dwellings being setback from site boundaries.

Proposal

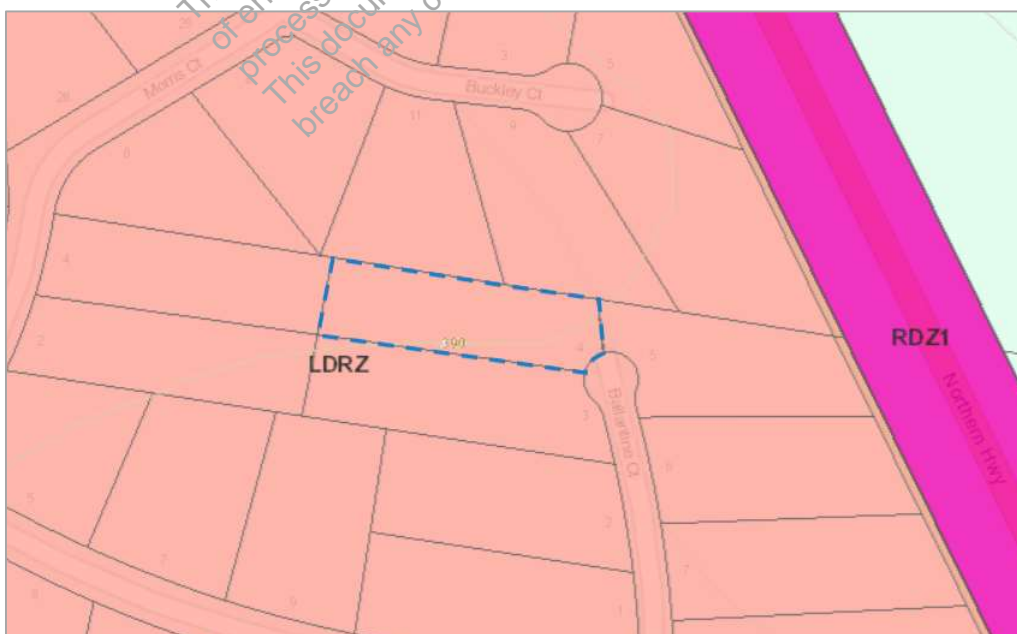
- Construction of a new shed.
- The position of the shed is setback 3.8 metres from the north side boundary, 24 metres from the east boundary and over 30 metres from Ballantine Court.
- The proposed shed supports an angled roof design with an elevated central height supporting a 5 metre wide roller door to the south elevation providing vehicle access from the existing driveway. Each side elevation is provided with one window with the rear elevation consisting of an enclosed wall with no access or window.
- The proposed shed measures 12 metres long and 9 metres wide yielding a total floor area of 108 square metres.
- The structure will achieve a maximum height of 4.5 metres with walls of 3 metres and 3.38 metres high.
- The external material will consist of colorbond metal sheeting of 'Monument' and 'Paperbark' colour finish.
- Drainage runoff from the shed will be directed to a new 5,000 rainwater tank. No permit is required for the rainwater tank.
- The shed will be used to park two vehicles, a camper trailer, store camping equipment and other items.
- Access to the shed will be provided from the existing internal accessway.

- One Silver Birch tree will be removed and select trimming of branches will be undertaken for planted vegetation along the north boundary. This vegetation consists of planted vegetation and does not require planning approval for either removal or lopping.



Planning controls & permit triggers

The land is subject to the Low Density Residential Zone of the Mitchell Planning Scheme. No overlays apply to the land. A permit is required to construct or carry out works for an outbuilding which has dimensions greater than those specified in the schedule to the zone. The schedule to the zone states that an outbuilding which supports an area greater than 100 square metres requires a permit. The proposed shed supports a floor area of 108 square metres and therefore requires a permit.





Consideration

The decision guidelines of the LDRZ or schedule provide minimal details for consideration of the application. The schedule provides no decision guidelines whilst the zone ordinance states to consider the Municipal Planning Strategy and the Planning Policy Framework. There is minimal specific planning policy concerning the development of new sheds.

Clause 21.06-1 states that the siting and design of development should consider the character and local heritage values of towns. The design of buildings, their mass and scale are important in preserving the character and historical attributes of towns. The proposal to construct a shed on a larger low density residential lot represents an entirely appropriate and common form of development as is evidenced by the prevalence of sheds in the area. The proposed shed is in keeping with the pattern of development in the locality and will not have any impact on the character of the area as the shed will be largely out of view from Ballantine Court.

Clause 21.11-3 provides strategic planning direction for the Kilmore township. The primary function of the clause is to inform the management of urban and population growth into the future. The proposal will not undermine the direction of existing rural and low density living areas which is provided below.

Ensure development of existing and vacant parcels maintains, protects and enhances existing natural character, features and elements such as vegetation and key vistas.

The following provides makes the further submissions on how the proposal represents a site responsive proposal.

- The proposal will not be readily viewable from Ballantine Court therefore not change the streetscape character.
- The size, form and height of the shed is typical for such buildings.
- The shed will be provided with efficient access from the existing driveway.
- The coverage of buildings over the land remains low.
- Allows for undercover parking of vehicles which are typically parked in this area.
- The proposed materials and colours are appropriate being popular finishes for rural sheds and outbuildings.
- Is appropriately sized so as to not visually dominate internally or externally of the site.
- Maintains satisfactory setbacks to all property boundaries.
- Adopts suitably muted and natural tones to its external appearance.
- The proposed shed is well setback from existing dwellings on adjoining land.
- Due to existing established vegetation along the north and east property boundaries the proposed shed will be substantially screened from adjoining land.
- There will be no detrimental impact to the amenity of any adjoining or surrounding land.
- Minimal vegetation will be impacted with the site supporting substantial vegetation coverage.
- The shed will sit well below the existing tree canopy.

The above details that the proposal represents a satisfactory planning outcome for the site as it responds favourably to the relevant planning control affecting the land. As such, we anticipate the issue of a permit in this instance. The following documents are provided in support of the application.

- Completed application form.
- Current copy of title.
- Application fee
- Proposed plans

For further discussion please contact the undersigned on either 0430 588 237 or at info@activatetownplanning.com.au.

Yours sincerely,



Tim Hamilton

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