DEVELOPMENT ACT 1993
YORKE PENINSULA COUNCIL

NOTICE OF APPLICATION FOR CATEGORY 3 DEVELOPMENT

Pursuant to Section 38(5) of the Development Act 1993

Notice is hereby given that an application comprising a CATEGORY 3 DEVELOPMENT has been lodged with the Council for a development assessment.

Details of the application are as follows :-

DEVELOPMENT No. 544/1018/2020
APPLICANT Bargain Steel Centre P/L
ADDRESS 17/21 Heaslip Road
BURTON SA 5110
NATURE OF THE DEVELOPMENT Garage (21.6m x 12.2m x 5.5m wall height)
SUBJECT LAND 108 Adelaide Road STANSBURY (Hd Dalrymple) 5582
CERTIFICATE OF TITLE VOLUME 5485 FOLIO 631

The application may be examined at the Office of the Council located at Yorketown during normal business hours and any person or body affected may make relevant representations in writing concerning this application to reach the Authorised Officer at PO Box 57, MAITLAND SA 5573 not later than 5pm on the 2nd of September 2020.

Each person making a submission should indicate whether that person wishes to appear personally or be represented by another party before the Council in support of that submission.

Please note that, pursuant to Section 38(8) of the Development Act, a copy of each representation received will be forwarded to the applicant for a written response.

Signed Jodie Terp
AUTHORISED OFFICER

Date 14 August 2020

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE

A CAMERON
CHIEF EXECUTIVE OFFICER
STATEMENT OF REPRESENTATION – CATEGORY 3 DEVELOPMENT

SF057
Responsible Officer: DO
Issue Date: 23/09/2019
Next Review Date: June 2022

Pursuant to Section 38 of the Development Act 1993

TO: Planning Officer – Yorteketown
Yorke Peninsula Council
PO Box 57
MAITLAND   SA   5573

DEVELOPMENT NO: 544 / 1018 / 2020

NAME OF PERSON(S) MAKING REPRESENTATION: .................................................. ................................................... ...................................

POSTAL ADDRESS: ..........................................................................................................................................................................................

Email address: ..........................................................................................................................................................................................

Telephone : ..........................................................................................................................................................................................

NATURE OF INTEREST AFFECTED BY DEVELOPMENT: ..................................................................................................................................
(eg adjoining resident, owner of land in vicinity, or on behalf of an organisation or company)

REASONS FOR REPRESENTATION:

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MY REPRESENTATION WOULD BE OVERCOME BY: ........................................................................................................................................
(state action sought)

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Please indicate in the appropriate box below whether or not you wish to be heard by the Council Assessment Panel in respect to this submission:-

I DO NOT WISH TO BE HEARD ..........................................................................................................................................................

I DESIRE TO BE HEARD PERSONALLY ........................................................................................................................................

I WILL BE REPRESENTED BY .......................................................... .......................................................... ..........................................................

(please specify) ..........................................................................................................................................................................................

SIGNED: ........................................................................................................... DATE:…………../…………………./……………….
STATEMENT of EFFECT

Construction of a Domestic Outbuilding associated with an existing dwelling (non-complying) located on Section 196, 108 Adelaide Road at STANSBURY SA

Prepared for

108 Adelaide Road Pty Ltd
(Mr Frank Agostino)

July 2020
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Legislative Requirements</td>
<td>3</td>
</tr>
<tr>
<td>2.0 Subject Land</td>
<td>4</td>
</tr>
<tr>
<td>3.0 Locality</td>
<td>4</td>
</tr>
<tr>
<td>4.0 Proposal</td>
<td>5-8</td>
</tr>
<tr>
<td>5.0 Nature &amp; Classification of Development</td>
<td>9-10</td>
</tr>
<tr>
<td>6.0 Development Assessment</td>
<td>11</td>
</tr>
<tr>
<td>7.0 Assessment</td>
<td>12-21</td>
</tr>
<tr>
<td>8.0 Social, Economic &amp; Environmental Impacts</td>
<td>22</td>
</tr>
<tr>
<td>9.0 Conclusion</td>
<td>23</td>
</tr>
<tr>
<td>APPENDIX A Site Photographs</td>
<td>24-30</td>
</tr>
<tr>
<td>APPENDIX B Certificate of Title</td>
<td>31-33</td>
</tr>
<tr>
<td>APPENDIX C Zone Map YoP/22</td>
<td>34-35</td>
</tr>
<tr>
<td>APPENDIX D Bushfire Protection Area BPA Map YoP/61</td>
<td>36-37</td>
</tr>
<tr>
<td>APPENDIX E Site Plan, including Building Elevations</td>
<td>38-40</td>
</tr>
</tbody>
</table>
1.0 - LEGISLATIVE REQUIREMENTS:

Planning Solutions (SA) Pty Ltd, Rural and Urban Planners have been engaged to act for the Applicant 108 Adelaide Road Pty Ltd (Mr Frank Agostino) the current owner of the 'subject land' contained in the Certificate of Title Volume 5485 Folio 631, being identified as Section 196 in Hundred of Dalrymple, in an area known as Stansbury.

The applicant seeks Development Plan Consent for the construction of a domestic outbuilding associated with an existing dwelling located on Section 196, 108 Adelaide Road at Stansbury is a 'non-complying' form of development but is worthy of further assessment.

Council has previously received and considered a brief Statement of Support prepared by Planning Solutions SA Pty Ltd that outlined the nature of the proposed development. Accordingly, the applicant was advised by email and letter dated 30 April 2020 indicating that Council had confirmed acceptance of the brief Statement of Support for the proposal and advised, pursuant to Regulation 17(3)(b) of the Development Regulations 2008, that Council had resolved to proceed with further assessment of the application.

This Statement of Effect has been prepared in accordance with Regulation 17(5) of the Development Regulations 2008, which requires the Statement of Effect to include the following:

(a) a description of the nature of the development and the nature of its locality; and
(b) a statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and
(c) an assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and
(d) an assessment of the expected social, economic and environmental effects of the development on its locality; and
(e) any other information specified by the relevant authority when it resolves to proceed with an assessment of the application (being information which the relevant authority reasonably requires in the circumstances of the particular case)

and may include such other information or material as the applicant considers supports the proposal.

In preparing this Statement of Effect, staff from Planning Solutions (SA) Pty Ltd have carried out the following to demonstrate that even though the application is deemed to be a 'non-complying' form of development, it contains considerable 'merit' and is worthy of Council's support.

- I have viewed the 'subject land' and its locality.
- Considered the nature of the proposal in detail.
- I have considered the visual impact that the proposal may have on the adjoining landowners and the existing coastal vistas by the location on the site, bulk of the proposed building and proposed colour scheme.
- I have considered the benefits to the applicants of being able to store their existing fishing vessel on the site in a secure location for the better enjoyment of the existing dwelling and not having to continually tow the vessel between Adelaide and Stansbury, every time they wish to use the vessel.
- I have considered the proposal against the relevant General Module and Zone provisions, contained in Council's current Development Plan (29 November 2018 - consolidation).
2.0 - Subject Land:

The 'subject land' is located on the northern periphery of the seaside township of Stansbury and is identified as Section 196, Hundred of Dalrymple in the area known as Stansbury and is contained within Certificate of Title Volume 5485 Folio 631 (a copy of the Certificate of Title is attached in Appendix 'B').

Section 196 is best described as being 'rhomboidal' in shape with a consolidated frontage to Adelaide Road of 135.59 metres and a total area of 2.125 hectares and an average depth of approximately 159.53 metres.

The 'subject land' at the time of writing this Statement of Effect contained an existing domestic outbuilding, freestanding carport, an existing single storey detached dwelling owned and used by the applicant and his family. The proposed new domestic outbuilding will be used for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items. The proposed wall height of the new built form will be explained in detail later on in this document. Access to the proposed new domestic outbuilding will be gained off Adelaide Road, via the existing access point to the 'subject land'. This proposal will not require any modifications to the existing access point or the construction of any additional access point to provide access to the new built form for the storage of the family fishing vessel, associated marine equipment and other personal items.

The existing allotment has minimal fencing, however the fencing on the western aspect of the allotment (abuts Adelaide Road) is fenced in the traditional rural style fencing, consisting of treated pine posts to which is attached traditional galvanized stockproof fencing which has minimal visual impact on the existing locality when viewed from the abutting public road. The fencing of the development site is consistent with the fencing type and style in the immediate and wider locality.

3.0 - Locality:

Immediately north of the 'subject land' the character of the locality comprises land zoned the same as the ‘subject land’, with spasmodic dwellings and associated outbuildings scattered along the coast. However, located to the west of the existing township the land use changes dramatically from small allotments used for residential purposes within the Stansbury township to much larger allotments of varying configurations and predominantly used for primary production activities (cereal cropping).

Many of the allotments to the west of the township have taken advantage of the existing terrain and strategically constructed dams to harvest stormwater run-off, which is later used for watering of stock, especially sheep grazing after harvest is completed.

Allotments to the south of the ‘subject land’ where we see an irregular development pattern with allotments of varying shapes and sizes, however the land uses are predominantly primary production (cereal cropping) with some allotments still containing remnants of native vegetation. Built form on these allotments are less prevalent, however dam construction is on a larger scale. Much of the original native vegetation was cleared many years ago to allow for broadacre farming, which is still the dominant land use on Yorke Peninsula today.

In summary, the current land use (residential) on the ‘subject land’ is in keeping with the land uses in the immediate locality and to the south of the development site where the construction of the proposed domestic outbuilding will allow for the onsite storage of the applicants fishing vessels and associated marine equipment without having to tow a vessel from Adelaide to Stansbury every time they wish to use a fishing vessel. The construction of the proposed new domestic outbuilding will also allow the better enjoyment of the existing dwelling by not having to continually move the fishing vessel between Adelaide and Stansbury.
4.0 - Proposal:

The applicant seeks **Development Plan Consent** for the construction of a new domestic outbuilding that will be used for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items, located on Section 196, Hundred of Dalrymple in the area known as Stansbury. The proposed new facility will allow the applicant to safely store his fishing vessels at Stansbury on a permanent basis, rather than continually tow a vessel between Adelaide and Stansbury, everytime he wishes to go fishing.

The 'subject land' is contained entirely within the Coastal Conservation Zone as defined on Zone Map YoP/22 of the Yorke Peninsula Council Development Plan (29 November 2018 – consolidation). The proposed new domestic outbuilding has been deemed to be a non-complying form of development within the zone, due to the height of the proposed building exceeding 4.50 metres in height.

The applicants have approval for all the existing built form located on the 'subject land' is listed below:

**Existing approved built form:**

The applicants have received approval from the Yorke Peninsula Council for the following built form:

- 2000 – construction of a dwelling;
- 2001 – construction of decking and verandah to the existing dwelling;
- 2002 – construction of a garage;
- 2015 – construction of an extension to the existing dwelling; and
- 2016 – construction of a freestanding carport

**Proposed New Building:**

The proposed new building which will be used for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items measures 21.60m long x 12.20m wide x 5.50m wall height, thus having a total floor area of 263.50m² (refer to the Site Plan and Elevations attached in Appendix 'E').

The proposed new building has the following features: The elevation of the proposed new building is attached in Appendix 'E'.

- Located on the northern aspect of the building will be a PA Door, a single sliding window measuring 900mm wide x 1200mm long and a 2.60m high x 3.80m wide roller door.
- On the southern aspect of the proposed new building there are no doors or windows proposed.
- Located on the western aspect of the proposed building will be two (2) industrial roller doors measuring 4.40m high x 4.50m wide, required to allow access for the applicants fishing vessels.
- Located on the eastern aspect of the proposed building will be three (3) industrial roller doors measuring 4.40m high x 4.50m wide.

The exterior cladding to both the roof and the walls of the new building will be finished in colorbond ‘woodland grey’. The proposed colour of the new building has been carefully selected as all the other built form on the site is finished in colorbond ‘classic cream’ with pale green trim in selected locations. Had the applicant selected colorbond ‘classic cream’ for the new building,
then the external colour scheme would have only emphasized the size of the building, where as ‘woodland grey’ blends better with the natural environment and also reduces the appearance of the building when viewed from the adjoining public road. In addition to the selected colour scheme there are several mature pine trees located along the western boundary of the allotment which also provides screening to the proposed new building, thus minimising any visual impact from the adjoining public road.

The doors on the proposed new domestic outbuilding will be 4.40m high and 4.50m wide, this is to allow the applicants fishing vessels to be stored in the new building. Due to the height and width of the proposed doors they need to be industrial grade doors which needs 800mm above the door openings to cater for the roller door when open. In addition, there also needs to be a 300mm deep carry beam across the roller door openings. Therefore, with the height of the proposed doors, head room for the roller door when open and the carry beam the wall height of the new building needs to be 5.50m high.

Any wall height smaller than 5.50m would mean the applicant would not be able to store the vessels in the proposed new building, hence the proposed structure would not be fit for purpose.

**Existing Fishing Vessel Dimensions:**

The dimensions of the applicants fishing vessels is set out below, which reinforces the need for the 5.50m wall height and the size of the roller door openings:

The existing vessel is trailer mounted for transport, with the height measured from ground level.

- 4.00 metres from ground level to the top of the navigation lights
- Width of the vessel, including the trailer is 2.90 metres; and
- The length of the vessel and trailer measured from the tow ball of the trailer to the stern of the vessel is 9.60 metres.

A photograph of the applicants fishing vessels is attached on page 8 of this submission:

**In summary,** the selected colour scheme combined with the existing mature pine trees along the western boundary will minimise any visual impact of the building when viewed from the adjoining public road and is the appropriate size for the intended use of storing the applicants fishing vessels along with other safety and marine equipment required for deep sea fishing.
PHOTOGRAPH No.1
DESCRIPTION: Photograph taken showing the applicants existing fishing vessel that will be stored in the proposed new domestic outbuilding along with other safety and marine equipment used for deep sea fishing.

Photograph provided by Mr Agostino – 17 April 2020.

PHOTOGRAPH No.2
DESCRIPTION: Photograph taken showing the applicants second fishing vessel that will be stored in the proposed new domestic outbuilding along with other safety and marine equipment used for deep sea fishing.

Photograph provided by Mr Agostino – 20 June 2020.
Site Access:

There is an existing access point off Adelaide Road that provides access to the existing built form on Section 196, including the existing domestic outbuilding, freestanding carport, an existing single storey detached dwelling owned and used by the applicant and his family. The construction of the proposed new domestic outbuilding will not require any modifications to the existing access point or the construction of any additional access points to provide access to the new facility.

Reference has been made to Table YoP/3 – Off Street Vehicle Parking Requirements however, there is no specific requirements for a domestic outbuilding, however when the approval was granted for the existing dwelling there was a requirement to provide 2 onsite carparking spaces, with one of the spaces being undercover. That requirement has been achieved and considering the size of the allotment there is adequate on-site parking available on the site, including within the proposed new building.

The allotment is of adequate size and configuration to ensure that all vehicles entering and exiting the site, do so in a forward direction, thus ensuring the safe and efficient movement of vehicles on the adjoining public road.

Stormwater Management:

Rainwater runoff from the existing buildings is currently harvested and piped to several existing 5000 litre aboveground rainwater storage tanks located near the existing dwelling and garage. The harvested water is used for human consumption as well as being plumbed to the dwelling to be used in the wet areas of the dwelling. The additional building will have no impact on the existing stormwater management system (refer to Site Plan attached in Appendix ‘E’).

It is the intention of the applicant to install two (2) additional 5000 litre rainwater storage tanks on the southern aspect of the proposed new building to harvest the rainwater run-off for future use. The overflow from the proposed new aboveground rainwater storage tank is piped away from the building and allowed to discharge over the existing landscape. The colour of the proposed new rainwater storage tanks will also be in colorbond ‘woodland grey’ to match the external cladding of the new building.

Onsite wastewater system:

The selected location for the proposed new domestic outbuilding will have no impact on the existing wastewater system connected to the existing dwelling.

Landscaping:

As shown on the attached Site Plan in Appendix ‘E’ there is a substantial number of mature pine and indigenous native trees that have been carefully retained by the applicant over the last 20 years during the construction of the existing built form on the allotment. The applicant also proposes to plant additional indigenous trees along the western boundary of the allotment to provide additional screening for the proposed new domestic outbuilding when viewed from the adjoining public road.
5.0 – NATURE & CLASSIFICATION OF DEVELOPMENT:

The nature and classification of the construction of a new domestic outbuilding that will be used for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items, located on Section 196, Hundred of Dalrymple in the area known as Stansbury is based on the following:

The ‘subject land’ on which the proposed domestic outbuilding will be constructed, consists of a single allotment, identified as Section 196 having a total area of 2.125 hectares and a consolidated frontage to Adelaide Road of 135.59 metres. Access to the proposed new domestic outbuilding will be gained off Adelaide Road, via the existing access point. The ‘subject land’ is entirely contained within the Coastal Conservation Zone as defined on Map YoP/22 of the Yorke Peninsula Council Development Plan (29 November 2018 – consolidation).

The ‘subject land’ at the time of writing this Statement of Support contained an existing domestic outbuilding, freestanding carport, an existing single storey detached dwelling owned and used by the applicant and his family. The proposed new domestic outbuilding will be used for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items. The proposed wall height of the new built form will be explained in detail later on in this document. Access to the proposed new domestic outbuilding will be gained off Adelaide Road via an existing access point, hence eliminating the need for the construction of any additional access points.

Reference has been made to the Procedural Matters of the Coastal Conservation Zone which states the following in reference to a building within the zone (refer to page 4).

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
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<tr>
<td>Building</td>
<td>Except where associated with a dwelling located on a freehold Certificate of Title and which does not exceed 4.5 metres in height (excluding any elevation necessary for hazard minimisation from sea level rise).</td>
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The allotment is located and entirely contained within the Coastal Conservation Zone which states the zone is intended to promote the preservation and conservation of natural coastal features and commercial and recreational fishing, farming and aquaculture opportunities where such uses are compatible with the natural features of the locality.

The coastal areas are sensitive to human activity and are subject to the impacts from sea level rise and coastal erosion. As such, the zone requires careful and strict management practices.

It should also be noted that the proposal for the construction of a new domestic outbuilding for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items is not the first building to be constructed on the allotment. The applicant has approval for the following forms of development on the site:

- 2000 – construction of a dwelling.
- 2001 – construction of decking and verandah to the existing dwelling.
- 2015 – construction of an extension to the existing dwelling; and
- 2016 – construction of a freestanding carport.

It should be noted that all the approved built form of the ‘subject land’ was equal to or less than the maximum height suggested of 4.5 metres.

A building is a non-complying form of development if the height of the proposed building exceeds the maximum height of 4.50 metres listed in the exceptions. The proposed wall height
for this proposal is 5.50 metres, with an overall height to the apex of the proposed new building being 6.80 metres, hence the proposal is deemed to be a non-complying form of development.

Reference has been made to the Public Notification section of the Coastal Conservation Zone to determine the category of development for the purposes of public notification. Councils Development Plan is silent in this area and hence reference has been made to Schedule 9 of the Development Regulations 2008, which states the following in relation to the construction of a domestic outbuilding, associated with an existing dwelling, but having an overall height of the structure being greater that 4.50 metres in height.

**Schedule 9—Public notice categories**

Pursuant to section 38 of the Act, the assignment by these regulations of a form of development to Category 1 or Category 2 is subject to any assignment provided by the relevant development plan.

The assignment of various forms of development to Category 1 does not extend to developments that involve, or are for the purposes of, any activity specified in Schedule 22 (see regulation 32).

**Part 1—Category 1 development**

2 Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises—

(d) the construction of (or of any combination of) a carport, garage, shed, pergola, verandah, fence, swimming pool, spa pool or outbuilding if it will be ancillary to a dwelling; or

Considering this proposal has been deemed to be a non-complying form of development, then the proposal cannot be assessed as a category 1 form of development under Schedule 9, Part 1, 2(d) of the Development Regulations 2008.

However, further investigations of Schedule 9 of the Development Regulations 2008, with reference to Part 1, 3(b), in particular, which states the following:

3 Any development classified as non-complying under the relevant Development Plan which comprises—

(b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or

It cannot be argued that the proposed new building will not be used in conjunction with the existing dwelling located on the same allotment, nor can it be argued that the new building will not facilitate better enjoyment of the existing dwelling by being able to store their fishing vessel on the ‘subject land’, rather than having to tow a vessel from the applicant’s place of residence in Adelaide to Stansbury, every time they wish to go fishing.

I therefore seek Council’s support in considering the proposal could very well be treated as a Category 1 form of development for the purposes of public notification. However, should Council not support the above analogy, then the proposal would default to Category 3.

**In summary**, the proposal the construction of a new domestic outbuilding for the storage of the applicants fishing vessels, associated marine and safety equipment and other personal items will be assessed as a non-complying form of development. However, there is the option for this proposal to be assessed as either Category 1 or Category 3 for the purpose of public notification. The applicant seeks Councils support to assess this proposal as Category 1 for the purposes of public notification.
6.0 DEVELOPMENT PLAN:

The 'subject land' is contained entirely within the Coastal Conservation Zone as defined on Zone Map YoP/22 of the Yorke Peninsula Council Development Plan (29 November 2018 – consolidation).

In assessing the proposed development, the following Zone and General Module provisions of the Yorke Peninsula Council Development Plan are of relevance as to the appropriateness of this non-complying application.

**Coastal Conservation Zone:**

Desired Character of Zone

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<th>Objectives</th>
<th>Principles of Development Control</th>
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<td>1, 2 and 4</td>
<td>2. 10 and 12</td>
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**General Modules:**

**Design and Appearance:**

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<tr>
<th>Objectives</th>
<th>Principles of Development Control</th>
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</tr>
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**Energy Efficiency:**

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**Hazards:**

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<td>1, 3, 8, 10, 13 and 28</td>
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**Infrastructure:**

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<td>1, 10 and 12</td>
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**Orderly & Sustainable Development:**

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<th>Objectives</th>
<th>Principles of Development Control</th>
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**Siting & Visibility:**

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<th>Objectives</th>
<th>Principles of Development Control</th>
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**Residential Development:**

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<tr>
<td>11, 12 and 13</td>
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**Transportation and Access:**

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<tr>
<th>Principles of Development Control</th>
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7.0 ASSESSMENT:

Having regard to the relevant provisions of the Yorke Peninsula Council Development Plan (29 November 2018 – consolidation), the following matters should be considered when assessing the proposed development.

Coastal Conservation Zone:

Objective 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.

Objective 2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.

Objective 4 Development that contributes to the desired character of the zone.

As indicated previously in this report the ‘subject land’ contains several coastal eucalypts and mature pine trees along the western boundary of the allotment. The placement of the existing built form on the site has been carefully located to ensure none of the existing plantings needed to be removed. In addition to the existing vegetation on the site the applicant has also planted additional plantings to provide additional screening to the existing built form, thus minimising any visual impact. The existing zoning allows for residential activities under careful management practices.

This is not the first application for built form on this allotment. Since 2000, the following has been approved and constructed on the site.

- 2000 – construction of a dwelling;
- 2001 – construction of decking and verandah to the existing dwelling;
- 2002 – construction of a garage;
- 2015 – construction of an extension to the existing dwelling; and
- 2016 – construction of a freestanding carport

From the existing built form on the site the existing dwelling has been located to enjoy the coastal vistas. The existing garage and the freestanding carport have been clustered together but located behind the dwelling in order to minimise any visual impact of the built form. As mentioned previously, none of the existing vegetation was removed from the site for the construction of the existing building form and the same applies for the proposed new building.

The proposed new domestic outbuilding is for the storage of the applicants fishing vessels and for the better enjoyment of recreational fishing by having the vessels stored on the site instead of towing the vessel between Adelaide and Stansbury every time they want to use it. Recreational fishing is an activity that is envisaged in the desired character for the Zone.

The external cladding of the proposed new building has been carefully selected to reduce any visual impact, the height of the proposed building is necessary for the intended use, no existing native vegetation will need to be removed for the erection of the proposed new building along with the location of the building being between the existing built form and the abutting public road as not to detract from the existing coastal vistas, hence the proposal complies with the objectives for the zone.

PDC 2 Development listed as non-complying is generally inappropriate.

The proposal has been deemed to be a non-complying form of development as the wall height of the proposed domestic outbuilding exceeds the maximum height suggested of 4.50 metres listed in the exceptions. The proposed wall height for this proposal is 5.50 metres, with an overall height to the apex of the proposed new building being 6.80 metres, hence the proposal is deemed to be a non-complying form of development. However, the proposal is associated
with an existing dwelling located on the same allotment and will be used for the storage of the applicants fishing vessels that require a wall height greater than 4.50 metres. Whilst the height might exceed the suggested 4.50 metres, the applicants have made concessions of the external colour and the commitment to additional landscaping to obscure the proposed building when viewed from adjoining public roads.

**PDC 10** Development should:

- (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
- (b) minimise vehicle access points to the area that is the subject of the development
- (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
- (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

The proposed new building is a single storey building with a low roof profile and the external colour that compliments the existing natural landscape, whilst at the same time reducing the visual impact when viewed from adjoining properties and public road.

There is one (1) existing access point off Adelaide Road that currently services the existing shedding and dwelling on the allotment. With the construction of the proposed new domestic outbuilding there is no need to construct any additional access points off Adelaide Road, thus minimising the number of access points within the zone to service the additional development on the site. This approach is consistent with the desired character statement for the zone which suggests that coastal areas are sensitive to human activity.

The applicants have considered the location of the proposed new domestic outbuilding at length prior to settling on the location of the building between the existing built form and the abutting public road. To ensure the proposed new built form does not impact on the coastal vistas or the natural landscape, the applicants elected not to construct the proposed new building adjacent or near the existing dwelling which does enjoy the coastal vistas.

The proposed new domestic outbuilding is a single storey building with a low roof profile and an external colour scheme that compliments the existing natural environment and landscape. The finish of the existing building is non-reflective and as such will have no impact on the users of the adjoining public road. The applicants have also indicated that they will be planting additional indigenous tree species in the vicinity of the proposed new built form to further minimise and visual impact from adjoining landowners and the adjoining public road.

**PDC 12** Car parking and access points to development should, wherever practicable, be:

- (a) constructed of a permeable surface
- (b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.

The existing access road off Adelaide Road provides access to the existing outbuildings, existing dwelling and proposed new domestic outbuilding is an all-weather access constructed of compacted limestone rubble. This access has existed since the construction of the existing built form on the site. When the existing access was constructed it followed the natural topography of the allotment, thus creating limited cut and fill operations for the construction of the existing access and vehicle manoeuvring area. The compacted limestone rubble provides an all-weather surface to cater for the required traffic movements.
Design and Appearance:

**Objective 1** Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.

**PDC 1** The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.

The proposed new domestic outbuilding has been designed by Bargain Steel Centre (BSC) and whilst the wall height is higher than the suggested 4.50 metres has been strategically cited on the allotment, a departure from the consistent colour scheme on other existing built form on the site to minimise the size of the proposed building as well as additional landscaping to further minimise any visual impact from the adjoining public road.

**PDC 2** Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.

The applicants have also indicated that they will be planting additional indigenous tree species in the vicinity of the proposed new built form to further minimise and visual impact from adjoining landowners and the adjoining public road and when combined with the proposed external colour scheme will substantially minimise the extent of walling visible from the adjoining public road.

**PDC 3** Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

(a) articulation  
(b) colour and detailing  
(c) small vertical and horizontal components  
(d) design and placing of windows  
(e) variations to facades.

**PDC 6** The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.

The proposed new domestic outbuilding is a single storey building with a low roof profile and an external colour scheme that compliments the existing natural environment and landscape. The finish of the existing building is non reflective and as such will have no impact on the users of the adjoining public road.

**PDC 15** Outdoor lighting should not result in light spillage on adjacent land.

The only external lighting associated with this proposal will be for security purposes which will be attached to the eastern aspect of the new building. The external lighting will be pointed to the finished surface level around the building, which will allow the applicant to move freely and safety outside the building whilst either removing or replacing the applicants fishing vessels in the new building.

**PDC 17** The setback of buildings from public roads should:

(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality  
(b) contribute positively to the function, appearance and/or desired character of the locality.

**PDC 19** Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in Table YoP/2 - Building Setbacks from Road Boundaries.

Reference has been made to Table YoP/2 – Building Setbacks from Road Boundaries which stipulates that within the Coastal Conservation Zone the setback distance from the road boundary (in this case Adelaide Road) must be 30 metres or more. Reference to the Site Plan attached in Appendix ‘E’ shows that the distance from the north-western corner to the Adelaide
Road boundary is approximately 68.100 metres, which is substantially further than the suggested distance of 30 metres in Table YoP/2.

Hence the proposal complies with the objectives and principals of development control listed above.

**Energy Efficiency:**

**Objective 1** Development designed and sited to conserve energy.

**PDC 1** Development should provide for efficient solar access to buildings and open space all year round.

**PDC 2** Buildings should be sited and designed:

(a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings

(b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

**PDC 3** Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

(a) taking into account overshadowing from neighbouring buildings

(b) designing roof orientation and pitches to maximise exposure to direct sunlight.

The orientation of the proposed new domestic outbuilding is predominantly in a north-south orientation which is ideal for the installation of photovoltaic cells on the eastern and western aspects of the proposed gable roof, thus reducing the reliance on energy generated from fossil fuels, if the applicant wishes to do so.

The location of the proposed new domestic outbuilding has been strategically grouped with the other built form on the allotment, required no existing vegetation to be removed to allow the erection of the proposed new building and provides ideal and efficient solar access to the new building and also to the open spaces that will be provided around the new building.

The proposed location of the new domestic outbuilding will not be affected by the existing built form on the allotment or from built form and vegetation on the adjoining allotments to the north and south of the site, hence the location of the proposed new building will not be affected by overshadowing, thus allowing for the efficient and effective use of renewable energy, should the applicant choose to install photovoltaic cells on the eastern and western aspects of the new building.

Hence the proposal complies with the objectives and principals of development control listed above.

**Hazards:**

**PDC 1** Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

**PDC 3** Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

**PDC 8** The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the Bushfire Protection Area BPA Maps - Bushfire Risk.

**PDC 10** Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access
(c) rugged terrain
(d) inability to provide an adequate building protection zone
(e) inability to provide an adequate supply of water for fire-fighting purposes.

**PDC 13** Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

**PDC 28** Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope
(b) ensure that cut and fill and heights of faces are minimised
(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
(d) control any erosion that will increase the gradient of the slope and decrease stability
(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
(f) provide drainage measures to ensure surface stability is not compromised
(g) ensure natural drainage lines are not obstructed.

The ‘subject land’ is located within the general bushfire risk area as defined on Bushfire Protection Area BPA Map YoP/61 and as such there is not mandatory referral required to the CFS under Schedule 8 of the Development Regulations 2008, however the existing access off Adelaide Road to the existing built form and the proposed new domestic outbuilding is 3,000 metres wide which will allow for the efficient and effective movement of emergency services vehicles, should the need arise (refer to attached photographs in Appendix ‘A’).

Due to the existing natural topography of the allotment in the vicinity of the existing built form and the proposed new domestic outbuilding there is minimal cut and fill operations required for the construction of either the existing or proposed new built form.

The location of the proposed new domestic outbuilding has been carefully selected to ensure the new building will have no impact on the existing wastewater disposal system associated with the existing dingle storey detached dwelling located on the allotment.

It is the intention of the applicant to install two (2) additional 5000 litre rainwater storage tanks on the southern aspect of the proposed new building to harvest the rainwater run-off for future use. The overflow from the proposed new aboveground rainwater storage tank is piped away from the building and allowed to discharge over the existing landscape. The colour of the proposed new rainwater storage tanks will also be in colorbond ‘woodland grey’ to match the external cladding of the new building (refer to Site Plan attached in Appendix ‘E’).

Due to the flat nature of the existing topography on the allotment there has been no need for the building to incorporate any split level design to compensate for the slope of the land (refer to photographs attached in Appendix ‘A’). As previously indicated in this report, the topography of the allotment has not required extensive cut and fill operations associated with the existing built form or access track. The same minimal cut and fill operations has been undertaken for the area of the proposed new domestic outbuilding, which also minimises the potential for erosion due to stormwater run-off on the site and around the proposed new building (refer to photographs attached in Appendix ‘A’).

The location of the proposed new building has no impact on the existing natural drainage flows on the site.

*Hence the proposal complies with the principles of development control listed above.*
Infrastructure:

*Objective 1* Infrastructure provided in an economical and environmentally sensitive manner.

*Objective 5* The efficient and cost-effective use of existing infrastructure.

**Principles of Development Control:**

**PDC1** Development should not occur without the provision of adequate utilities and services, including:

(a) electricity supply  
(b) water supply  
(c) drainage and stormwater systems  
(d) waste disposal  
(e) effluent disposal systems  
(f) formed all-weather public roads  
(g) telecommunications services  
(h) social infrastructure, community services and facilities.

**PDC 10** Electricity infrastructure should be designed and located to minimise visual and environmental impacts.

**PDC 12** Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

All the public utilities required for the existing land use activities, including the proposed new domestic outbuilding are already connected to the ‘subject land’. The existing public utilities already connected to the site are of a size and capacity that do not require those services to be upgraded at a cost to the applicant or the local community, thus the proposal complies with PDC 1 listed above.

The orientation and location of the proposed new domestic outbuilding on the allotment provides the applicants with a real opportunity to install photovoltaic cells on both the eastern and western aspects of the proposed gable roof, thus reducing energy costs and more importantly reducing the reliability on fossil fueled energy.

Access to the proposed new domestic outbuilding will be gained off Adelaide Road, via the existing and only access to the allotment. The proposal will not require any modifications to the existing access point or the construction of any additional access points to provide access to the new building.

Rainwater runoff from the proposed new building will be harvested and piped to two (2) new 5000 litre aboveground rainwater storage tanks located near the southern aspect of the proposed new building (refer to Site Plan attached in Appendix ‘E’). The harvested water will be used for human consumption and irrigation of the small garden beds in the vicinity of the existing dwelling. One of the proposed rainwater storage tanks (5000 litres) can be dedicated to firefighting purposes if required. The overflow from the existing rainwater storage tanks will be piped away from the building and allowed to discharge over the existing and proposed landscaped area.

The location of the proposed new domestic outbuilding will have no impact on the existing wastewater system associated with the existing dwelling.

Electricity is already connected to the ‘subject land’ where the size and capacity of current electricity supply is capable for electricity to the proposed new domestic outbuilding without upgrading the existing supply at the applicants or the local communities cost.

*The proposal complies with the objectives and principles of development control listed above.*
Orderly & Sustainable Development:

Objective 1  Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.

Objective 2  Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

Objective 3  Development that does not jeopardise the continuance of adjoining authorised land uses.

Objective 4  Development that does not prejudice the achievement of the provisions of the Development Plan.

Objective 5  Development abutting adjoining Council areas having regard to the policies of that Council’s Development Plan.

Principles of Development Control:

PDC 1  Development should not prejudice the development of a zone for its intended purpose.

PDC 6  Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.

Siting & Visibility:

Objective 1  Protection of scenically attractive areas, particularly natural and rural landscapes.

Principles of Development Control:

PDC 1  Buildings should be sited in unobtrusive locations and, in particular, should:
   (a) be grouped together
   (b) areas of high visual or scenic value, particularly rural areas
   (c) views from public reserves, tourist routes and walking trails.

PDC 2  Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
   (a) sited below the ridgeline
   (b) sited within valleys or behind spurs

PDC 4  Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
   (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
   (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
   (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

PDC 5  The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

PDC 7  Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

PDC 8  Development should be screened through the establishment of landscaping using locally indigenous plant species:
   (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
   (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
   (c) along the verges of new roads and access tracks to provide screening and minimise erosion.
The existing allotment has been progressively developed over the past 20 years with careful consideration being given to location, external appearance and appreciation of the environment in which the built form has been constructed in the past. The approach for this proposal is no different as over the last 20 years the applicants have paid attention to establishing a high level of landscaping that screens large portions of the existing built form. Additional landscaping will also be incorporated along Adelaide Road to provide the same level of screening to the proposed new building.

The exterior cladding to both the roof and the walls of the new building will be finished in colorbond ‘woodland grey’ will provide a soft appearance to the new building when viewed from Adelaide Road. The proposed colour of the new building has been carefully selected as all the other built form on the site is finished in colorbond ‘classic cream’ with ‘pale eucalypt’ trim on the flashings of the buildings (refer to photographs attached in Appendix ‘A’). Had the applicant selected colorbond ‘classic cream’ for the new building, then the external colour scheme would have only emphasized the size of the building, where as ‘woodland grey’ blends better with the natural environment and also reduces the appearance of the building when viewed from the adjoining public road.

The selected external finishes on the proposed new building are non-reflective and will pose no impact to the users of the adjoining public road. In addition to the selected colour scheme there are several mature pine trees located along the western boundary of the allotment which also provides screening to the proposed new building, thus minimising any visual impact from the adjoining public road.

All of the public utilities that need to be connected to the proposed new building (predominantly electricity) are already connected to the site and will not require any significant upgrading to public infrastructure beyond what would normally be required through normal maintenance or future growth.

The size of the proposed new domestic outbuilding will allow the applicant to store his two (2) fishing vessels on the site instead on having to tow the vessels to and from Adelaide when the applicant spends time at Stansbury. The size of the proposed building is appropriate for the proposed use considering the overall height of the second fishing vessels is 3.90 metres, hence the requirement for the door openings to be 4.40 metres in height.

The topography of the allotment in the vicinity of the existing built form is deemed to have a gentle and consistent gradient from the Adelaide Road frontage to the foreshore, hence the construction of the existing built form, access track and proposed new domestic outbuilding has required little or no earthworks and therefore the potential for erosion due to run-off is significantly reduced.

The existing access road off Adelaide Road provides access to the existing outbuildings, existing dwelling and proposed new domestic outbuilding is an all-weather access constructed of compacted locally sourced limestone rubble (refer to photographs attached in Appendix ‘A’). This access has existed since the construction of the existing built form on the site. When the existing access was constructed it followed the natural topography of the allotment, thus creating limited cut and fill operations for the construction of the existing access and vehicle manoeuvring area. The compacted limestone rubble provides an all-weather surface to cater for the required traffic movements.

The location of the existing access track was carefully selected by the applicant to ensure there was no need for the removal of any of the existing vegetation on the allotment.

Hence the proposal complies with the objectives and principles of development control listed above.
Residential Development:

**PDC 11** Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.

The proposed new domestic outbuilding will have a gable roof with a 11° roof pitch which is considered to be a low roof pitch. The reasons for the proposed wall height have been outlined earlier in this document, however the length and height of the proposed wall on the new building have been articulated through the use of roller doors, PA doors and a 900mm x 1200mm sliding window located on the northern aspect of the proposed new building. The external colour scheme (‘woodland grey’) has been selected to minimise the extent of the proposed bulk form, whereas if the same colour scheme used on the existing built form on the allotment the size of the proposed new building would have unfairly been accentuated, which the applicant is not keen to do.

**PDC 12** Garages and carports facing the street should not dominate the streetscape.

The external appearance of the existing built form on the allotment are clustered together and have the same external colour scheme. The existing landscaping on the site which has been established by the applicant over the last 20 year provides significant screening, thus ensuring the existing built form does not dominate the existing streetscape. As seen in the photographs attached in Appendix ‘A’ there are significant mature pine trees along the western boundary of the allotment (abutting Adelaide Road) which provides significant landscaped screening. This landscaping will be extended along the western boundary to provide additional screening to the proposed new domestic outbuilding (refer to Site Plan attached in Appendix ‘E’)

**PDC 13** Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

The following built form has been approved and constructed on the allotment, since 2000.

- 2000 – construction of a dwelling;
- 2001 – construction of decking and verandah to the existing dwelling;
- 2002 – construction of a garage;
- 2015 – construction of an extension to the existing dwelling; and
- 2016 – construction of a freestanding carport

Hence the proposed new domestic outbuilding for the storage of the applicants two (2) existing fishing vessels is associated with an existing single storey detached dwelling located on the same allotment (refer to photographs attached in Appendix ‘A’).

*Hence the proposal complies with the principles of development control listed above.*

Transportation & Access:

**Principles of Development Control:**

**PDC 4** Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

**PDC 22** Development should have direct access from an all-weather public road.

**PDC 28** Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land
(b) minimise excavation and/or fill
(c) minimise the potential for erosion from run-off
(d) avoid the removal of existing vegetation
(e) .................................................................
There is an existing access point off Adelaide Road that provides access to the existing built form on Section 196, including the existing domestic outbuilding, freestanding carport, an existing single storey detached dwelling owned and used by the applicant and his family. The construction of the proposed new domestic outbuilding will not require any modifications to the existing access point or the construction of any additional access points to provide access to the new facility.

Reference has been made to *Table YoP/3 – Off Street Vehicle Parking Requirements* however, there is no specific requirements for a domestic outbuilding, however when the approval was granted for the existing dwelling there was a requirement to provide 2 onsite carparking spaces, with one of the spaces being undercover. That requirement has been achieved and considering the size of the allotment there is adequate on-site parking available on the site, including within the proposed new building.

The allotment is of adequate size and configuration to ensure that all vehicles entering and exiting the site, do so in a forward direction, thus ensuring the safe and efficient movement of vehicles on the adjoining public road.

The crushed rock materials used for the existing access was sourced locally and blends with the natural environment in the immediate locality and is also commensurate with the surface treatment of other developments in the immediate locality.

The existing access and the proposed location for the new domestic outbuilding is devoid of any native vegetation and all of the existing vegetation on the allotment has been planted and nurtured by the applicant to create a pleasant environment that is appropriate for the locality.

The topography of the allotment in the vicinity of the existing built form is deemed to have a gentle and consistent gradient from the Adelaide Road frontage to the foreshore, hence the construction of the existing built form, access track and proposed new domestic outbuilding has required little or no earthworks and therefore the potential for erosion due to run-off is significantly reduced.

*Hence the proposal complies with the principles of development control listed above.*
8.0 SOCIAL, ECONOMIC & ENVIRONMENTAL IMPACTS

8.1 Social Impact:
The proposed development will not have any negative social impacts on the Stansbury’s local rural community.

8.2 Economic Impact:
The proposed new domestic outbuilding can be erected on site by local tradespersons, thus providing some economic benefit to the local and wider community through the purchase and erection process.

The ability to store the existing two (2) fishing vessels in the proposed new domestic outbuilding will also allow the applicant to source repair work and additional fishing equipment from local businesses, rather than from Adelaide where the applicant currently store the vessels.

8.3 Environmental Impact:
The proposed new domestic outbuilding will have no negative environmental impact on the environment due to the following aspects:

- The existing access, whilst not being constructed of the darker material such as ‘dolomite’, does however follow the existing natural profile of the allotment, hence there was limited cut and fill operations undertaken to construct the existing access and vehicle manoeuvring area in the past.

- Rainwater runoff from the proposed new building will be harvested and piped to two (2) new 5000 litre aboveground rainwater storage tank located on the southern aspect of the new building (refer to Site Plan attached in Appendix ‘E’). The harvested water will be used for human consumption, irrigating the small garden beds near the existing dwelling.

- The existing colour scheme (colorbond ‘woodland grey’) provides a soft appearance to the building and when combined with the proposed location, existing built form on the allotment and the additional landscaping along Adelaide Road will significantly reduce the visual impact from the adjoining public road.

- The location of the proposed new domestic outbuilding has been selected to ensure there is no impact on the existing waste water disposal system associated with the existing dwelling located on the site.

- The location of the existing building on the ‘subject land’ will not detract from the visual amenity or the natural character of the locality; and

- No impact on Council’s existing infrastructure or public utilities to the extent that they need to be upgraded at the expense of the local community as all services required for the new land use are already connected to the existing allotment and are of a size and capacity to cater for the new land use.
9.0 - Conclusion:

As outlined in this document, notwithstanding the non-complying assignment of this application it is considered that the proposed development can operate with minimal impact on adjoining landowners in the immediate locality and provides a secure building for the storage of his fishing vessels and associated safety and marine equipment without having to continually tow a vessel between Adelaide and Stansbury every time they wish to use it.

- The proposed development will provide economic activity and investment opportunities to the region without compromising the key objectives for the zone.
- Access to the proposed new domestic outbuilding will be via the existing access to the property of Adelaide Road, hence the proposal does not require any alteration or construction of any additional access points to service the proposed new facility.
- The proposed new building has been carefully located on the allotment as not to detract from the existing coastal vistas.
- The selected colour scheme is commensurate with the existing natural environment and landscape, is non-reflective and tends to reduce the bulk of the proposed built form.
- The proposed development site is adequately serviced by public infrastructure to allow for the efficient operations of the proposed new domestic outbuilding without requiring any upgrade to those services at the expense of the local community.
- The orderly nature of the development in its location; and
- The proposed new domestic outbuilding will allow the applicants to store his recreational fishing vessels on the site in a secure environment without having to continually tow a vessel between Adelaide and Stansbury every time they wish to use it.
- The proposal will not inhibit the continuance of the existing lawful residential activities on adjoining properties, north and south of the development site.
- Whilst the zone policy provisions promote the preservation and conservation of natural coastal features and commercial and recreational fishing, farming and aquaculture opportunities where such uses are compatible with the natural features of the locality, the proposal will also allow the better enjoyment of the existing dwelling on the site as well as making recreational fishing more enjoyable by having the vessel stored on the site.

The construction of the new domestic outbuilding is unlikely to detract from the visual amenity or coastal vistas. It will provide better enjoyment of the existing built form on the site, provide employment opportunities for local tradespersons in the erection of the proposed new building and provide an opportunity for the applicants to leave his fishing vessels on site in a secure environment.

Taking into consideration the abovementioned merits of the proposal, the applicant seeks Council’s support for the granting of Development Plan Consent.

Trevor V White
Managing Director
MURP MPIA Grad Cert Bldg & Planning, Dip Bus
APPENDIX A
(Site Photographs)
PHOTOGRAPH No.1
DESCRIPTION: Photograph taken looking in a northerly direction along Adelaide Road from the centre of the existing and only access to the subject land showing the existing access is constructed of compacted crushed rock material that provides an all weather surface, thus eliminating any mud being dragged onto Adelaide Road.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.2
DESCRIPTION: Photograph taken looking north along Adelaide Road from the existing access point to the subject land, thus showing there is adequate sight distance along Adelaide Road to cater for all vehicles entering and exiting the site, thus providing the safe movement of vehicles to and from the site.

Photograph provided by Frank Agostino – 19 April 2020.
PHOTOGRAPH No.3
DESCRIPTION: Photograph taken looking south along Adelaide Road from the existing access point to the subject land, thus showing there is adequate sight distance along Adelaide Road to cater for all vehicles entering and exiting the site, thus providing the safe movement of vehicles to and from the site.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.4
DESCRIPTION: Photograph taken showing the southern aspect of the existing dwelling on the subject land that was approved in 2000. The existing colour scheme of the proposed new domestic outbuilding has been varied to colorbond ‘woodland grey’ to minimise any visual impact of the proposed new building.

Photograph provided by Frank Agostino – 19 April 2020.
PHOTOGRAPH No.5
DESCRIPTION: Photograph taken looking at the eastern aspect of the existing garage and freestanding carport located on the ‘subject land’. The proposed new domestic outbuilding for the storage of the applicants two fishing vessels will be constructed behind these structures.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.6
DESCRIPTION: Photograph taken looking in a northerly direction from near the existing access track showing the crushed rock area and the location of the proposed new domestic outbuilding. Located in the background is the existing dwelling and one of the fishing vessels that will be stored in the proposed new building.

Photograph provided by Frank Agostino – 19 April 2020.
PHOTOGRAPH No.7
DESCRIPTION: Photograph taken looking in a easterly direction from within the existing allotment showing the crushed rock area and the location of the proposed new domestic outbuilding. Located in the background is the existing dwelling, garage and freestanding carport that already exists on the allotment.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.8
DESCRIPTION: Photograph taken looking in a southerly direction from within the existing allotment showing the crushed rock area and the location of the proposed new domestic outbuilding. Located in and around the area where the proposed new domestic outbuilding will be constructed is tree plantings that have been planted by the applicant over the years and which will assist in reducing the bulk form of the proposed new building.

Photograph provided by Frank Agostino – 19 April 2020.
PHOTOGRAPH No.9
DESCRIPTION: Photograph taken looking at the western aspect of the existing single storey detached dwelling showing the existing garden and vegetable plots, rainwater storage tank used for the storage of harvested rainwater for future use in the dwelling.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.10
DESCRIPTION: Photograph taken looking at the northern aspect of the existing garage and freestanding carport which have previously been approved by Council. The proposed new domestic outbuilding will be located to the west of these structures.

Photograph provided by Frank Agostino – 19 April 2020.
PHOTOGRAPH No.11
DESCRIPTION: Photograph taken looking in a westerly direction from the rear of the existing garage and freestanding carport showing the existing crushed rock area on which, the proposed new domestic outbuilding will be constructed.

Photograph provided by Frank Agostino – 19 April 2020.

PHOTOGRAPH No.12
DESCRIPTION: Photograph taken near the southern boundary of the existing allotment looking in a northerly direction showing the existing landscaping, dwelling and one of the existing fishing vessels in the background and the crushed rock area on which the proposed new domestic outbuilding will be constructed.

Photograph provided by Frank Agostino – 19 April 2020.
APPENDIX B
(Certificate of Title)
Certificate of Title - Volume 5485 Folio 631

Parent Title(s)  CT 4184/418
Creating Dealing(s)  CONVERTED TITLE
Title Issued  22/12/1997  Edition 2  Edition Issued 15/10/2019

Estate Type
FEE SIMPLE

Registered Proprietor
108 ADELAIDE ROAD PTY. LTD. (ACN: 092 695 335)
OF L 8 111 ANGAS STREET ADELAIDE SA 5000

Description of Land
SECTION 196
HUNDRED OF DALRYMPLE
IN THE AREA NAMED STANSBURY

Easements
NIL

Schedule of Dealings
NIL

Notations
Dealings Affecting Title  NIL
Priority Notices  NIL
Notations on Plan  NIL
Registrar-General’s Notes  NIL
Administrative Interests  NIL

Statement of Effect
Statement of Effect

Mr Frank Agostino

33
APPENDIX C

(Zone Map – YoP/22)
The 'subject land' identified as Section 196, on which the proposed new domestic outbuilding will be constructed is entirely contained within the Coastal Conservation Zone of the Yorke Peninsula Council Development Plan (29 November 2018 - consolidation)

See enlargement map for accurate representation.
Lambert Conformal Conic Projection, GDA94

Zone Map YoP/22

YORKE PENINSULA COUNCIL
Consolidated - 29 November 2018
APPENDIX D
(Bushfire Protection Map – YoP/61)
The 'subject land' identified as Allotment 196, is contained within the General Bushfire Risk Area of the Yorke Peninsula Council Development Plan (29 November 2018 - consolidation) and as such there is no mandatory referral to the CFS required under Schedule 8 of the Development Regulations 2008.
APPENDIX E
(Site Plan & Building Elevations)
NOTES:
- 12.2m x 21.6m x 5.5m GABLE SHED
- COLOUR WALLS, ROOF, GUTTERS & FLASHINGS
- 5 x 4.4m HIGH x 4.5m WIDE ROLLER DOORS
- 1 x 2.6m HIGH x 3.8m WIDE ROLLER DOOR
- 1 x LARNEC P/A DOOR
- 6 x COOLITE SKYLIGHTS
- 1 x 0912 SLIDING GLASS WINDOW
- COLOUR: WOODLAND GREY

NOTE: - DESIGN DRAWINGS ONLY. FOR STRUCTURAL LAYOUTS, DETAILS & ENGINEERING SEE OTHERS. FOR LANDSCAPING, CONTOURS AND EARTHWORKS SEE OTHERS.
- ALL SITE & PROPOSED STRUCTURE INFORMATION & MEASUREMENTS PROVIDED BY BARGAIN STEEL CENTRE AT DATE SHOWN.
- SUBJECT TO CONFIRMATION BY BARGAIN STEEL CENTRE AND FINAL MEASURE ON SITE PRIOR TO CONSTRUCTION.

CLIENT: 108 ADELAIDE ROAD PTY LTD
108 ADELAIDE ROAD
STANSBURY S.A.

DRAWN BY: AS
DRAWN ON: 07/01/2020
SCALE: AS NOTED
SHEET: 2 OF 2

BARGAIN STEEL CENTRE
LOT 10 HEASLIP RD, BURTON SA 5110
PH: (08) 8280 6000
FAX: (08) 8280 5689

REVISION A
14/01/2020

REVISION B
21/01/2020

REVISION C
12/02/2020

REVISION D
20/04/2020