

2nd June, 2025



Proposed Shed Variations to Part 3.1 Council's DCP

Front Boundary set back to Nandoura Street:

Nandoura Street is the right hand side boundary of the property at 68 Belmore Street. A boundary fence running 50.38m is in existence to provide privacy and security to the property. Also to protect potential traffic from driving through the yard when coming down Belmore Street past the schools.

The existing dwelling is approximately 3.8 metres from the right hand side boundary fence.

To build any dwelling 7 metres inside the right hand side boundary would take away over 350 square metres of usable land on this property. Having an existing sewer line running parallel to the left hand side boundary fence, and having to be 1.5m away from that, leaves a small area in the middle of the yard. Apart from looking ridiculous, placing a shed in the middle of the yard would not allow for a back yard with a safe, play area for children or pets. This would also take away the Heritage Street appeal at the front of the property, which in the proposed location, Barbara Hickson has stated, there will be very minimal impact to the Heritage Building if the shed is built at the rear of property.

Setback to Little Belmore Street:

I have requested the rear of the shed be 1 metre from the rear boundary, which was standard requirements when my mother built a shed at 8 Bowman Street only 4 years ago. There will be no external access to the yard or shed from Little Belmore Street. Existing trees and new trees (if required) will leave the esthetics of this street line very natural and pretty.

Shed Area of less than 80 square metres:

My proposed shed has a closed in area of 90 square metres and an open area of 36 square metres. It has been designed to allow for easy access and secure storage for larger vehicles such as Landcruisers and Ram Utility Vehicles. These are common vehicles in this day and age and require larger spaces for garaging.

Also having a storage area for personal tools, equipment and belongings to ensure they are kept safe and out of sight from the general public and neighbours. Keeping my property/yard neat and tidy.

My mother has just received an DA application for a proposed 117 square metre shed at 20 Queen Street, located 0.5 metres from the rear boundary of Scully Street?

Summary:

The proposed shed location, size and gate access has been thoroughly designed and planned so there is no impact to the Heritage Building or Environment, will not interfere with the existing designated school parking zone (approximately 8 metres) on Nandoura Street and will blend in with the existing colourbond fence (being the same colour) making the street appeal pleasant. Accessing the gates opposite the end of Belmore Street, allows on coming traffic to see a vehicle driving out of my property, instead of entering the corner, then seeing a vehicle leaving my property.

As per my photo's of existing sheds on properties around mine, I feel my plan will only enhance the property and my neighbouring area.