

Proposed Shed at 13 Widdicombe St, Myaree

Scale and Impact of DAU

Determination U2/0613 of 18/07/2023

Paul Richards – 15 Widdicombe Street

Height of new fence

- *2200mm*
- *Land was levelled rather than following contour of the land*





Half frame for proposed shed

- *4200mm at peak*
- *Blocks all light across rear yard*

Passive solar heating

21 July at 3.54pm

*Power usage and bills
would increase*



Afternoon sun lights the deck

*This would be dark if
shed is built*

*Limited sun for native
plants*



Proposal v State Planning Policy Residential Design Codes

Proposed shed

- 4.2 m high at peak
- 3.3m at edges
- 6.5m wide
- Setback from boundary of 0.5m

DAU referenced Design Codes

- Clause 6, cl 3.2(iii)
 - Walls not higher than 3.5m
- Clause 7, cl 3(ii)
 - Setback 1.1m to boundary or not higher than 3.5m
- Deemed to comply if no more than 2.7m high

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

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Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

5.1 Context

Objectives

- (a) To ensure **residential development** meets community expectations regarding appearance, use and density.
- (b) To ensure designs respond to the natural and built features of the local context and, in the case of precincts undergoing transition, the desired future character as stated in the **local planning framework**.
- (c) To ensure adequate provision of direct sunlight and ventilation for **buildings** and to limit the impacts of building bulk, overlooking, and overshadowing on **adjoining properties**.
- (d) To ensure **open space** (private and communal) is provided on **site** that:
 - is **landscaped** to enhance streetscapes;
 - complements nearby **buildings**; and
 - provides privacy, direct sunlight and recreational opportunities.
- (e) To ensure that design and **development** is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the **street** and surrounding **buildings**, or in precincts undergoing transition, **development** achieves the desired future character identified in **local planning framework**.

P3 **Outbuildings** that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

C3 **Outbuildings** associated with a **dwelling site** address either:

- i. the standards for small outbuildings (A. Small outbuilding); or
- ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

A. Small outbuilding	<ul style="list-style-type: none">(i) no more than one outbuilding per dwelling site;(ii) has no more than two boundary walls;(iii) does not exceed 10m² in area;(iv) does not exceed a wall and ridge height of 2.7m;(v) not located within the primary or secondary street setback area; and(vi) does not reduce open space and outdoor living area requirements in Table 1.
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OR

B. Large and multiple outbuildings	<ul style="list-style-type: none">(i) individually or collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser;(ii) set back in accordance with Table 2a;(iii) does not exceed a wall height of 2.4m;(iv) does not exceed a ridge height of 4.2m;(v) not located within the primary or secondary street setback area; and(vi) does not reduce the open space and outdoor living area requirements in Table 1.
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Request of Council

- **Consider the impact on energy consumption**
- **Stand up for quality of the natural environment**
- **Support healthy outdoor living**
- **Apply the State Planning Policy – Residential Design Codes**