

**ITEM 2.3: DEVELOPMENT APPLICATION-OUTBUILDING (LOT 15)
NO. 55, BARRY COURT, COLLINGWOOD PARK**

ALTERNATE MOTION BY COUNCILLOR BOWLES

DATE & TIME REQUEST FOR ALTERNATE MOTION RECEIVED: Wednesday 6 June 2012 at 10.07am.

**ITEM 2.3: ALTERNATE MOTION BY COUNCILLOR BOWLES
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council issues a Notice of Planning Scheme Consent REFUSAL for an Outbuilding at the vacant Lot 15 (55) Barry Court, Collingwood Park.

Councillor's Reason:

1. Development at Barry Court is governed by the Residential Design Codes and the Local Planning Scheme 1A and 3 Policy manual.
2. Despite that the Council Planning Policy does not state that outbuildings are not permitted on vacant land, Council can demonstrate their discretion not to issue a notice of Planning Scheme consent.
3. An outbuilding is described as 'incidental' development in the R Codes (see 6.10). Therefore an Outbuilding is just that, an outbuilding. It is not a stand-alone land use.
4. Furthermore, it is not described as an individual land use in the Draft Local Planning Scheme and therefore cannot be assessed without being considered as incidental to a Single House.
5. The R Codes state:
 - a. *Outbuildings. P1 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.*
This is evident through the number of submissions made to Council by neighbouring land owners.
 - b. *iii. Collectively do not exceed 60sqm in area or 10% in aggregate of the site area, whichever is the lesser;*
Does not meet the R Codes because it is greater than 60m2 and occupies more than 10% of the site.