

CHIEF EXECUTIVE OFFICER'S REPORT

8.2.5 DEVELOPMENT APPLICATION: 2 NEW STREET, WILLIAMS - PATIO (LATE ITEM)

File Reference	10.60.15
Statutory Reference	Local Government Act 1995
Author	Peter Stubbs
Date	18 February 2025
Disclosure of Interest	The Author has no Impartiality, Financial or Proximity Interests that require disclosure. Cr McNamara declares a proximity interest.
Attachments	Nil

Background

2 New Street, Williams is zoned Commercial under the Shire of Williams Town Planning Scheme No 2 ('the Scheme'). The Lot has an area of 696m² and has been developed with an existing single house. A single house is an AA use permitted under the Scheme with Council approval.



The closest intersections are New Street and Albany Highway.

• Proposed Development

The owner seeks approval to construct a new Stratco company supplied patio adjoined to rear of the existing house. The patio dimensions are proposed to be 14.8m (L) x 3.6 m (w) x 2.7m (H)

The patio is proposed to have the following setbacks

- 4.2m (minimum as back boundary is angled) from southern boundary
- 5.35m from Western boundary
- 3.6m from Eastern boundary



Legislative Requirements

The Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 do not specifically reference patios on land zoned Commercial.

The matter of planning approval is at the discretion of Council.

Comment

The proposed patio in effect is an addition to the existing house. A separate building permit will be required before construction can commence.

Strategic Implications

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2017 to 2032. Specifically, it relates to the following strategy(s):

CL 4.4 Monitor and ensure compliance with regulatory framework for local government business

Financial Implications

The adopted Development Application fees of \$147.00 is applicable.

Voting Requirements

Simple Majority

Officers Recommendation

That Council approve the Development Application for a patio at 2 New Street, Williams subject to the following conditions;

1. The Stratco plans lodged with this application form part of this planning approval. All development shall generally be in accordance with the approved plans unless otherwise approved separately in writing by the Chief Executive Officer.
2. All stormwater from patio roof shall be collected and disposed of on-site and any associated drains and soak wells shall be maintained in a clean and clear condition. All drainage to be fully contained within the property boundaries with no storm water discharge into the road reserve or adjacent properties.
3. If the development the subject of this approval is not substantially commenced within a period of 2 years, the approval shall lapse and be of no further effect.
4. The setbacks from property boundary's nominated in the plans with this application are not to be varied without the Shire of Williams written consent.
5. Payment to the Shire of Williams of Development Application fee of \$147.00. This approval is null and void until payment is made.