



# LATE ITEM

13.1 Extension to Existing Storage Area (DA 052425) – Planning & Development Services

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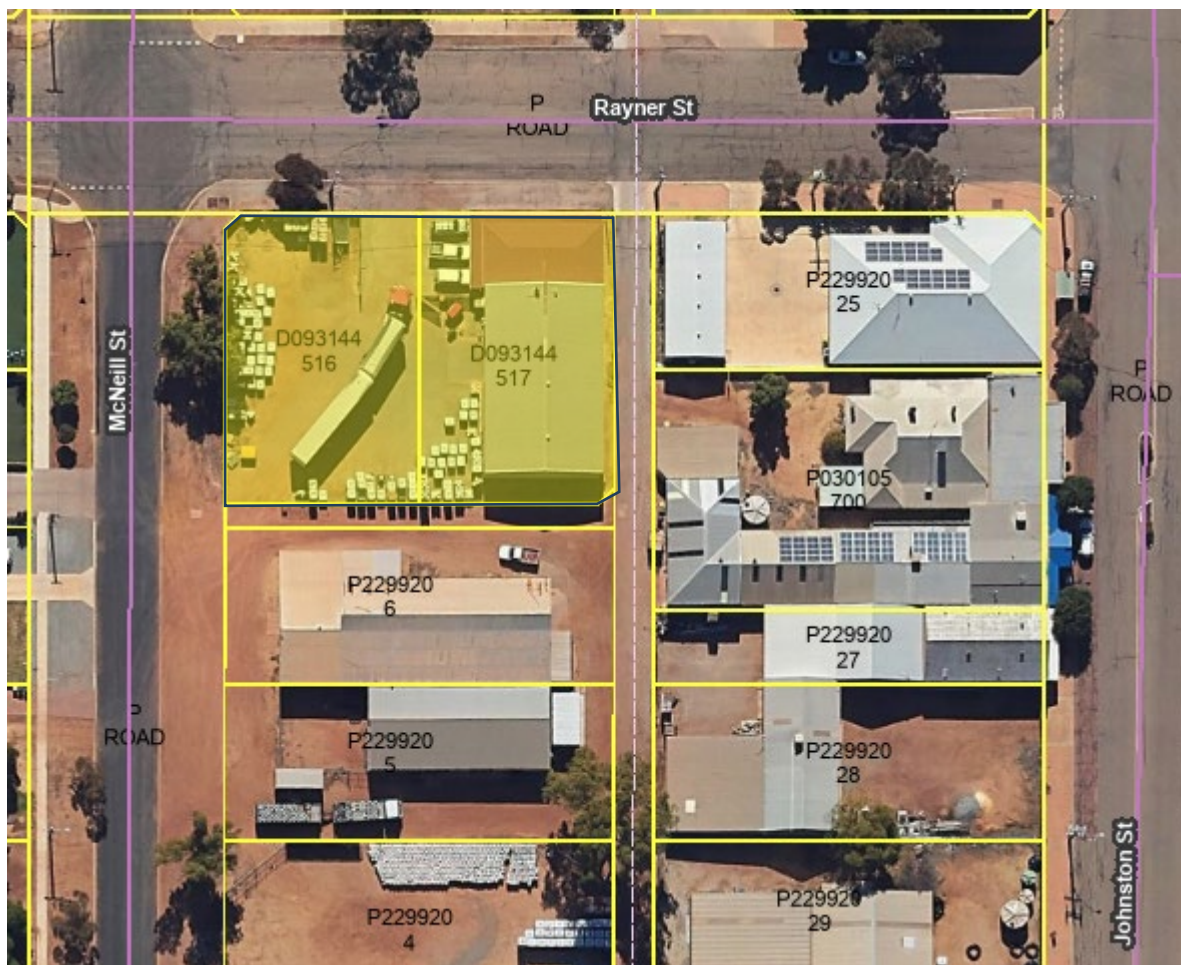
<b>Report Date</b>	17 December 2024
<b>Applicant</b>	Commercial Design Management <i>obo</i> Tонера P/L
<b>File Ref</b>	A35001
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Doug Burke, Manager Planning & Development Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Documents submitted with application

#### Purpose of Report

Council is requested to consider an application for approval to allow for the proposed expansion of the existing storage area as submitted by the applicant on 16 December 2024.

The proposed development requires discretionary approval from the Council.

It is recommended that the proposed development be approved subject to given conditions.



The subject site: 5 Rayner Street, Dalwallinu (SLIP)



## Background

The subject site is zoned 'Commercial' and consists of two allotments (Lots 516 & 517) which were created in the late 1996 from six allotments by way of amalgamation. That same year the properties were purchased by Elders Limited to 'develop a farm support business incorporating the sales of pesticides and chemical storage'.

In 1997 a building licence was issued for the construction of office space and a storage area on the site.



Subject site showing existing office/storage building and open-air storage area

## Consultation

Nil

## Legislative Implications

### State

*Planning & Development Act 2005* and associated regulations.

## Policy Implications

Nil

## Financial Implications

Nil

## General Function Implications

Nil



## Strategic Implications

Nil

## Site Inspection

The reporting officer undertook a site inspection on the 16 December 2024 to better understand the subject area and the context of the proposed development on that space and potential impacts upon adjoining properties.

## Sustainability & Climate Change Implications

### Economic implications

There are no known significant economic implications associated with this proposal.

### Social implications

There are no known significant social implications associated with this proposal.

### Environmental implications

There are no known significant environmental implications associated with this proposal.

## Officer Comment

An assessment and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Act and associated regulations.

The proposal for an expansion to existing storage facilities on the site is consistent with the objectives of the Commercial land use zone. The *Shire of Dalwallinu Local Planning Scheme* cites the primary objectives of the Commercial zone as being:

- To retain Dalwallinu townsite as the focus for commercial, office, civic and cultural and service functions.

### **Comment:**

The subject site is zoned commercial as are all adjacent properties. The proposed development supports an existing commercial entity.

- To maintain the compatibility with the general streetscape for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.

### **Comment:**

The proposed development (works) will consist of a storage area constructed from 'tilt-up' concrete panels with dimensions of 150m<sup>2</sup> footprint and maximum height of 6800mm. This, were it to be approved, would not necessarily dwarf nearby commercial developments with its proportions.

- To preclude the storage of bulky and unsightly goods where they may be in public view.

### **Comment:**

The premises currently employs the open area at the corner of Rayner and McNeill Streets for the storage of bulky goods. This proposal will allow storage of the bulky goods to be effectively removed from public view and also help mitigate any impact upon the public safety in case of an event occurring with the dangerous goods.



- To provide for and encourage mixed use developments to capitalise on the central location.

**Comment:**

The current land use is a fitting development given its regional location and customer base.

Council may determine an application for development approval by —

- a) granting development approval without conditions; or
- b) granting development approval with conditions; or
- c) refusing to grant development approval.

It is recommended that the proposed development be approved subject to given conditions.

**Officer Recommendation**

That Council approve the development application (DA 052425) for Lot 516 Rayner Street, Dalwallinu pursuant to Section 68(2) of the *Planning and Development (Local Planning Schemes) Regulation 2015* subject to the following conditions:

1. The development (expansion of existing storage area) is to be carried out in accordance with the documents endorsed with the Shire’s stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency;
2. Without further approval from Shire of Dalwallinu Council, in writing, this approval will lapse and have no force or effect after two years of the date of this permit if not substantially commenced.

**Officer Recommendation/Council Resolution**

<b><u>MOTION</u></b>		
Moved	Cr	
Seconded	Cr	
		<b>0/0</b>

