

Attachment to Shire of Sepentine Jarrahdale town planning scheme number No 2 ref PA19/771

We are in receipt of your letter dated 25 August 2019 your ref PA 19/771:RF:wj. Whilst it may be in general terms appropriate for town planning to advertise an application by contacting the neighbouring properties we believe that it is up to the planning authority to stick to the appropriate planning regulations rather than causing possible friction between neighbours.

- 1) What is the purpose of the shed and its use?
- 2) It is noted on the plan that the shed has toilet and shower amenities is it to be used as a dwelling?
- 3) We object to the shed being built unless it fully complies with current town planning regulations and as we understand that is a setback from the boundary of 10 metres.
- 4) Due to the height of the shed being 5 metres we would require that suitable vegetative screening be required along the boundary between the applicants property and ours
- 5) I understand there are 2 gates in close proximity to the planned shed. I understand these are for fire vehicle access in the event that usual access is blocked.

In respect to this property it is disappointing that it appears the landholders are going to live in a dwelling that is substandard to those that are in the area which has an impact on the general standard of the area. Furthermore comments have been made that this property looks like a junkyard and it may be appropriate for the Shire to make an assessment in respect to the visual impact regulations.

ATTENTION

Ryan Fleming

I have recently received a proposal for a shed and dwelling relocation for Lot 77, 67 Dalray Court, Darling Downs. REF PA19/771.

I own the property next door at 8 Phizam Place, Darling Downs. (Lot 75)

I would like to provide comment for both the proposed shed location and relocation of the dwelling.

- The 14Mtr L X 14Mtr W X 5Mtr H shed is a rather a imposing structure which is only 4 meters from my future front yard. This location strongly impacts visually and with possible noise with its close proximity to Lots 75 and 76
- The location of the shed is directly in front of a fire access gate and leaves insufficient space for a fire truck to turn into.
- Location of a shed this size would be better located on the fenceline bordered by the bridal path where there is little or no visual and noise impact on neighbours. People like myself purchase properties on large blocks for privacy, peacefulness and lifestyle and I believe consideration should be given to others to not impact on their lifestyles.
- If the proposed location of the shed is the is the only area the owners of lot77 can see fit to put it then I ask that the 10M setback requirement be adhered to.
- There is currently a dwelling (sea container) 3 meters from the fence border with Lot 77. It is clear that at some stages the sea container has been lived in due to washing being hung over the fence in the past. The back door has a plywood ramp ending up on the fenceline. Is this an approved dwelling for both living in and its location? Will this be moved to the 10 meter setback requirement?
- The proposed relocation of the dwelling is 4 meters from our fence. Once again we wanted to move to a larger block so that I don't hear the neighbours toilet flush or parents yelling at kids. Lot 77 is on a 5000 sq meter block so I believe that the dwelling should at least have some

portion in the building envelope.

- Unless there is a building plan for a house submitted I can assume the dwelling will be of a permanent nature rather than temporary so I would prefer that some portion of the dwelling be in the building envelope and not within 10 meters of my fence.
- As this dwelling is constructed of shed type building materials it will basically look like another shed that is being lived in which needs to be positioned where there is less of a visual and noise impact on other neighbours.