

Planning and Development Act 2005 (As Amended)

Submission
Shire of Serpentine Jarrahdale Town Planning Scheme No. 2

Ref: PA19/737

To: Chief Executive Officer – Shire Serpentine Jarrahdale
 Attention: Development Services

Please complete form in block letters ONLYName: DAVID and CHERYL SMITHPostal Address: 1 BOFORS LANE BYFORD 6122Email Address: [REDACTED]Phone Numbers: (Hm): (Wk): (Mob): [REDACTED]

Address of Property Affected by Proposal (If Applicable)
 (Include lot number and nearest street intersection)

Lot 215 1 Bofors Lane BYFORD
and the corner of Benalla Crescent

Submission

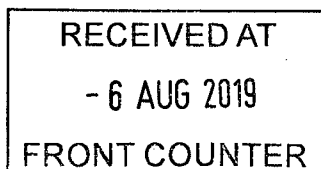
(Give your comments in full and any arguments supporting your comments – if not enough space, continue on additional sheets (preferably typed, but if not possible in writing))

see letter attached

Signature [REDACTED] Dated 6.8.19

Submission forms can be mailed or delivered in person to:
 Shire of Serpentine Jarrahdale - 6 Paterson Street, Mundijong WA 6123

Submissions may also be emailed to info@sishire.wa.gov.au

**Submissions must be received by 15 August 2019**

All submissions, including names and addresses, received in respect to the proposal will be made publicly available and will form part of the report if the item is presented to Council for determination. Names and addresses will be accessible via the internet and may be put on public record.

ENTERED
6 AUG 2019

Chief Executive officer
Shire of Serpentine Jarrahdale
Attention: Development Services
6 Paterson Street
MUNDIJONG WA 6123

5th August 2019

Dear Sir/Madam,

**Re: Development Application
Lot 216, 2 Mortar Pass, Byford – proposed shed**

As local residents of the Serpentine Jarrahdale Shire we have accessed the Local Planning Policy No. 36 (outbuildings) to familiarise ourselves with the guidelines in relation to the above request.

We have given much thought and consideration to this request and our response follows;

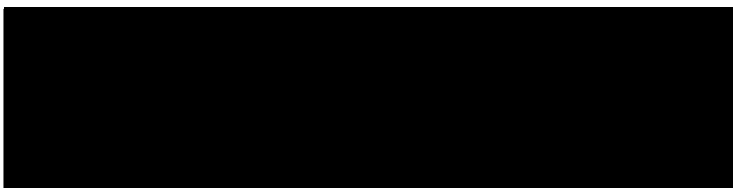
We are concerned that the building does not ensure that the siting design and scale is site responsive and respect the character of our area. In terms of dwellings on residential sites, our area consists of three houses with adjoining rear fence lines. A building of this size will have a tremendous impact on the character of the immediate area. It is a large building and will dominate the area including impacting on our outdoor entertaining area. Our family regularly use our outdoor area as this was one of the main reasons we purchased this particular house in this suburb.

The building will have a detrimental visual impact which adversely affects the amenities of our surrounding area. Our back yard provides us a view of the hills (escarpment) and tree lines. A building of this scale will definitely impact on the outlook of our property through reducing the visibility of the natural environment. The position of this building will impact on our residential outlook as it is 1 metre from our rear fence line, 8m in length and 3.229m in height. This would place it at least 1.2m above the current fence line. Basically, every time we use our backyard entertainment area, we will be looking at something similar to an 8m Colourbond shipping container.

We are concerned that a building of this size may result in its use being of other purposes and not a general garden shed. As stated, this is 1m from our fence line and 8m in length, any extended use of power tools or electrical equipment in such close proximity to our outdoor area will have a direct impact on our liveability.

In closing, we state that we **do not support** this application.

Yours sincerely



David & Cheryl Smith