

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
A407382		<p>I object to the proposed dwelling of Lot 110 - 137 Jersey Road, Oakford, regarding moving their main dwelling outside the building envelope closer to our property at Lot 117 - 133 Jersey Road, Oakford.</p> <p>My comments are as below:</p> <ol style="list-style-type: none"> 1. Their land IS NOT 1.7 acres but only 4775.97m2. 2. They have an approval to build an ancillary dwelling on the western side of their land. The main building will be the second dwelling. We have now learnt that there will be 2 dwellings connected by an undercover walkway on their block. This is not consistent with Rural Living A Zone. 	<p>In addition to our main dwelling, we will be constructing an ancillary dwelling, which has been designed to suit Rural Living A requirements as set out by the Shire of Serpentine-Jarrahdale Local Planning Policy 4.1 Ancillary Dwelling.</p> <p>To minimise the impact on the amenity of the adjoining property owners and the locality, we have ensured the design of the ancillary dwelling is complimentary to the design of the main dwelling, whilst ensuring the ancillary dwelling remains subservient to the main residence.</p> <p>Although we appreciate the clauses set out in</p>	<p>Officers note the submission received. All the concerns received have been discussed and addressed in the main report.</p> <p>The proposal for a single house would fall within the 'Residential - Single House' land use, which is a permitted use in the 'Rural Living A' zone. Therefore, the proposal is consistent with the intended use of the land for the locality and can be considered for approval. A single house can also exist in association with an ancillary dwelling, and is not uncommon to be found across a variety of residential, rural</p>

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
		<p>3. This area is Rural Living A Zone, not a suburban block in an urban city. By wanting to fit in 2 dwellings on the same block and extending their main building outside of the approved building envelope will be encroaching on our boundary. The owners should have been made aware of the building envelope by their land developer when purchasing this vacant land in accordance with the Town Planning Scheme No 2, refer to Clause 5.12.9 (c) and 5.12.9 (m).</p>	<p>Town Planning Scheme No. 2, we are aware of many other residences in this estate that have applied to the Shire to increase the size of their building envelope.</p> <p>We understand the need for a building envelope, and accepted this when purchasing this parcel of land, however in some instances the location or size of a building envelope is not adequate for the development occurring on site.</p> <p>We feel the Shire has set a precedence in the area by approving changes to building envelopes on the properties surrounding us and have kept our increase to a small 60m2 in relation to the overall 1000m2 building envelope. This increase is simply to place the building in a better location, than if we were to build within the</p>	<p>residential and rural zones of the Shire.</p>

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
			<p>constraints of the building envelope.</p> <p>As per Town Planning Scheme No. 2 Rural Living A and Rural Living B Zones Clause 5.12.9 (d), we are simply applying to council for written approval to extend our building envelope.</p> <p>As there is a >10m wide drainage easement and gap between our boundary and number 133 Jersey Roads dwelling, we feel there will be adequate space between our residence and theirs, thus ensuring we do not impact their privacy or the amenity of their block.</p> <p>Our proposal for a main residence and an ancillary dwelling has been designed to meet the requirements of Rural Living A Zone as set out by the Shire of Serpentine-Jarrahdale in</p>	

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
		<p>4. Their land size is only 4775.97m2. Having 2 dwellings and also encroaching on our boundary is not acceptable. This will not provide us with a style of spacious living in a countryside environment, and this is not consistent with Rural Living A Zone.</p>	<p>Town Planning Scheme No. 2</p> <p>When placing the buildings on site, we have taken into consideration the location of the adjoining neighbours living spaces. We are mindful of privacy concerns, and as such have ensured the extension to the building envelope aligns with the neighbours garage instead of overlooking their living spaces. In accordance with building codes we also must include windows in these spaces, however we have designed these to not be used for outside viewing, rather for the necessary lighting.</p> <p>We are also proposing to plant shrubbery along the boundary between our proposed dwelling and the eastern boundary. This is to assist in</p>	

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
		<p>5. The bedroom windows facing the eastern side of the proposed property are not acceptable as they will be overlooking our living space. Our privacy and serenity are of utmost priority, we do not want neighbours overlooking our living spaces or invading our peace.</p>	<p>ensuring we are not overlooking the neighbouring property, and will also provide our bedroom adequate privacy from our neighbours too.</p> <p>We are proposing to vary the side setback by only 4m, which means the wall to our building will be located some 6.5m from the neighbour's side boundary, in lieu of 10.5m.</p> <p>There are many types of rural zones provided in the Residential Design Codes ranging from an R2 zone up to an R5 zoning. For an R2.5 the minimum side setback is 7.5m, while the side setback for an R5 zoning can be as little as 1.5m with a major opening.</p> <p>With this in mind, our proposed side setback of 6.5m is within most of the rural zoning setbacks provided in the</p>	

SUMMARY OF SUBMISSIONS
PA22/846 – Lot 110, 137 Jersey Road, Oakford - Dwelling

Submitter	No	Submitter Comments	Applicant Response	Officer Comments
		<p>6. Their building envelope was approved by the Western Australian Planning Commission (WAPC) and the local shire in order to maintain a rural countryside feel. By moving the main building outside of the approved building envelope (nearer to us), will take away the countryside feel that has been originally designed.</p>	<p>Residential Design Codes, and is quite a minimal reduction when looking at the provision of an R5 side setback.</p>	