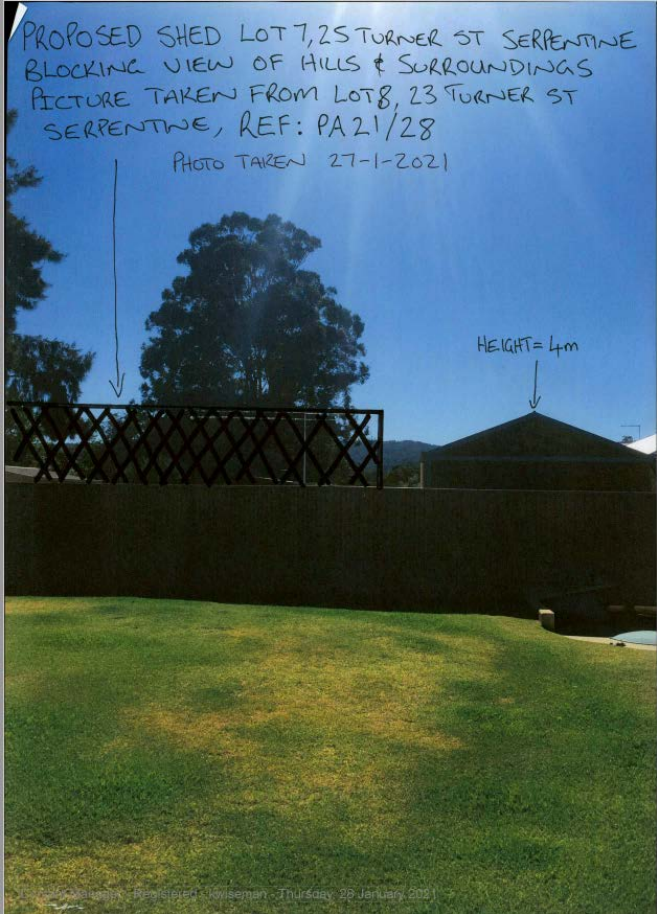


SUMMARY OF SUBMISSIONS
Proposed Outbuilding – Lot 7, 25 Turner Street, Serpentine PA21/28

Submitter	No	Submitter Comments	Officer Comment
A49800 Brown	1	<p>We do not agree with the proposed shed to be built, the 3.5m side walls are too high, also the length of shed will nearly meet up with patio, we feel this will de-value our property, also create an eyesore!!</p> 	<p>The proposed outbuilding would have a wall height of 3m and ridge height of 3.58m. These heights are compliant with LPP4.19.</p> <p>Aside from determining the appropriate setback and limits on floor area, there are no restrictions to wall length for outbuildings. The proposed 54m² outbuilding complies with the 100m² maximum under LPP4.19; however, the setback would be reduced by 500mm.</p> <p>Property values are not a relevant planning consideration.</p> <p>Officers consider the proposed development would not present a perceivably greater impact than a compliant development and therefore aligns with the expectations for development on the property established through the planning framework.</p>

SUMMARY OF SUBMISSIONS
Proposed Outbuilding – Lot 7, 25 Turner Street, Serpentine PA21/28

Submitter	No	Submitter Comments	Officer Comment
A49600 Schmidt	2	<p>Dear Sir</p> <p>It has been brought to our attention that our next door neighbour (25 Turner St Serpentine) has lodged an application to construct an oversize shed (3.5m Wall Height) in a North/South axis on his block.</p> <p>As you will see by the attached photos, this will greatly impinge our view to the West, which is already compromised by His Oversize Patio.</p> <p>I trust you will NOT be approving of this construction. If it were to be sited in an East/West Axis I would possibly give approval for its construction, but certainly not in his requested orientation.</p> <p>Might I suggest a site inspection, rather than just a desktop assessment?</p> <p>Best Regards</p>	<p>The proposed outbuilding would have a wall height of 3m and ridge height of 3.58m. These heights are compliant with LPP4.19.</p> <p>The proposed outbuilding would be setback 11.9m from the submitters lot boundary, the compliant minimum setback being 1m.</p> <p>Officers consider the proposed development would present less of an impact than a compliant development and meets the expectations for development on the property established through the planning framework.</p>

SUMMARY OF SUBMISSIONS
Proposed Outbuilding – Lot 7, 25 Turner Street, Serpentine PA21/28

Submitter	No	Submitter Comments	Officer Comment
		