


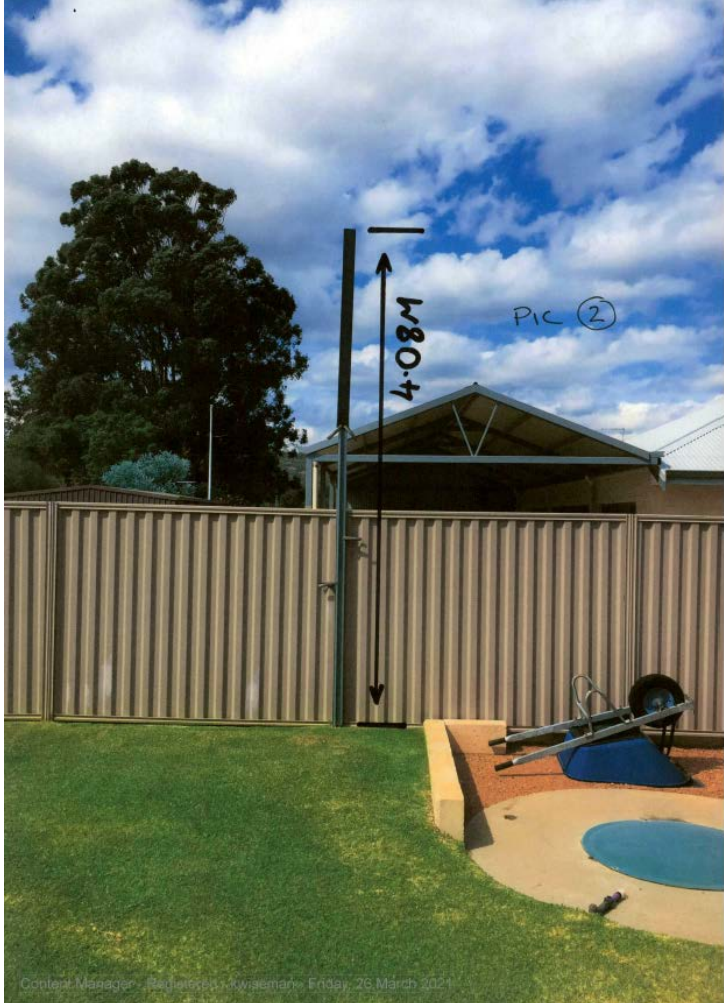
SUMMARY OF SUBMISSIONS
Proposed Outbuilding – Lot 7, 25 Turner Street, Serpentine PA21/28

Submitter	No	Submitter Comments	Officer Comment
A49800 Brown	1	<p>We do not agree with the proposed shed to have a setback to boundary of 500mm from the west facing fence, we would like a minimum of 1 metre setback on west facing fence and 500mm on north facing fence would be acceptable, regarding boundary setbacks only.</p> <p>We do not agree for the proposed shed to be built at 25 Turner Street Serpentine, with 3.5m walls and a ridge height of 4.08m. This building if constructed, will block our view of the Darling Range and become an eyesore! Please refer to Pics attached.</p> <p>With the recent patio construction, if this shed is allowed to go ahead, it will leave a gap of only 2550mm to view the Darling Range, therefore we believe this will affect the value of our property in a negative way.</p> <p>With providing comments above, we are willing to compromise: if the shed was rotated 90deg, so that the length was facing East West and width facing North South. We would consider allowing the 500mm setback as well as the height change.</p> <p>I trust this spells out our situation.</p>	<p>Officers note the trend of outbuildings in this area to be aligned on an east-west alignment, resulting in the proposed outbuilding having arguably a greater impact than similar developments in the area. As such, it is considered reasonable to impose a condition requiring the proposed outbuilding to be aligned east-west.</p> <p>In terms of the concerns in relation to height, Officers note that the wall height variation is only 300mm and the overall height of the outbuilding is compliant and could in fact be 492mm higher.</p> <p>Impact on property values are not relevant planning considerations.</p>

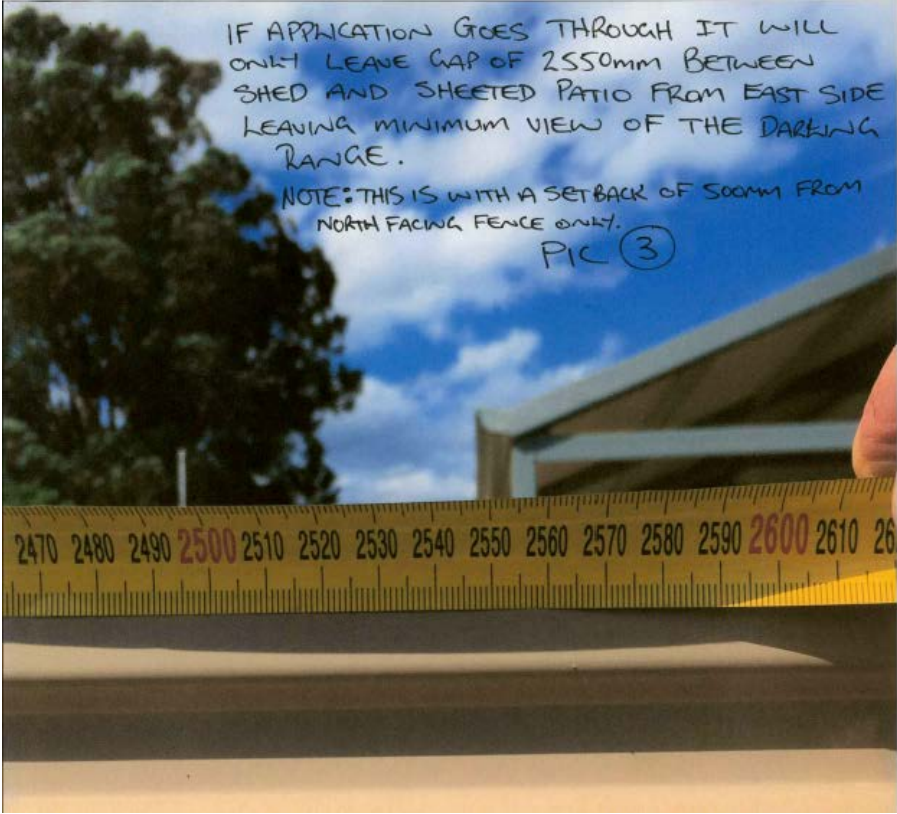
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Submitter	No	Submitter Comments	Officer Comment
		 <p>WITH THIS DEVELOPMENT APPLICATION WE WILL LOSE THE ENTIRE VIEW OF THE DARLING RANGE, WHICH WAS A MAJOR DRAW CARD TO BUY THIS LAND AND BUILD OUR HOME ON.</p> <p>Pic ①</p> <p>9m</p> <p>4.08m</p> <p>4.08m</p> <p><small>Content Manager - Registered - Kwinana - Friday, 10 March 2021</small></p>	

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

Submitter	No	Submitter Comments	Officer Comment
		 <p data-bbox="636 1401 1086 1420">Content Manager - Reginald - Kwisemak - Friday, 26 March 2021</p>	


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

Submitter	No	Submitter Comments	Officer Comment
			
<p>A49600 Schmidt</p>	<p>2</p>	<p>Thank you for sending me the updated information regarding this shed application.</p> <p>Firstly, let me point out, that at no stage have we received any</p>	

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Submitter	No	Submitter Comments	Officer Comment
		<p>notification or information from the Applicant as to this shed construction. We only received information from the Shire after I requested it, when the other neighbours received it in the mail. We were all under the impression that he wanted to build a 4.5m high shed, which we both objected to.</p> <p>In fact, after the other neighbour told him he would not approve his request for his original shed, he has not spoken to either of us!!</p> <p>However now it seems he has settled for a 4.08m high shed, with 3.5m walls, which are still over the Shires allowable height of 3.2m. (LPP4.19) but with reduced clearance from the other neighbour's boundary. Whilst I cannot comment on this reduced clearance, I would like to point out and suggest that he build the Shed in an East/West configuration, so that all 3 properties sheds are on the same axis. If his shed was built on an East West Axis, we would have no objection to his original height request.</p> <p>Your drawings fail to show his Large Patio across the back of his house, which would only leave roughly 3m at most between the Patio and Shed if built in a North/South Axis. This will almost completely block out our view to the West and our Neighbours view to the Scarp in the East.</p> <p>Surely this is somewhat Rude.</p> <p>His reason given to the other neighbour nor not building East West us because of the Sewer Reticulation, however, on his plan it appears to be nowhere near his shed even on an East/West axis. He seems unwilling to compromise.</p> <p>If he compromises and builds on an East West Axis, we will allow his Increased Height.</p> <p>I trust the right outcome for all will be obtained from this.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Officers have recommended a condition of approval to reorientate the proposed outbuilding.</p> <p>The proposal under consideration relates to the outbuilding only.</p> <p>Noted.</p>

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Submitter	No	Submitter Comments	Officer Comment
			

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

Submitter	No	Submitter Comments	Officer Comment
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117240

11/2018 7 of 7

NO STRUCTURAL CHANGES PERMITTED UNLESS APPROVED BY THE ENGINEER

SERVICE LEGEND

POWER

- CONSUMER POLE ○ DP
- POWER POLE ○ TP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- LOW PULLER ○ LP
- EXPOSED CABLES ○ EC

GAS

- PRE-LAD CONN. ○ GPL
- METER ○ DM

SEWERAGE

- MAN-HOLE ○ MMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. ○ HC
- INSPECT. SHAFT CONNECTION ○ ISC

TELE

- PIT ○ TP
- PRE-LAD CONN. ○ TPL

DRAINAGE

- MAN-HOLE ○ DMH
- GULLY PIT ○ GP
- LOT PIT ○ LDP
- HOUSE CONN. ○ DMC
- SIDE ENTRY PIT ○ SEP
- COMBINATION ENTRY PIT ○ CEP

WATER

- STOP VALVE ○ SV
- HYDRANT ○ HY
- FLASH POINT ○ FP
- WATER TAP ○ WTP
- WATER METER ○ WM
- PRE-LAD CONN. ○ WPL

SURVEY

- CANTONMENT ○ CM
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE ○ PG
- STONE FOUND ○ STF

LOT RECORDS

STATUS	NO. OF LOTS	NO. OF SERVICES	CONF. NO.
LOT SERVICE			
WATER			
SEWERAGE			
GAS			
TELE			
DRAINAGE			
POWER			

AREA: ESTAB 0'10001
COASTAL DISTANCE >10km
LOT: 7
AREA: 1019 m²
APPROX. AND: N/A

GROUND COVER
SANDY / WEEED / GRASS / SMALL TREES

NOTE: SERVICE EASEMENTS (A) (D) - SEE DP 60389 & DOC.

TITLE: FEATURE SURVEY **LOT:** #7 (#25) TURNER ST

CLIENT: D J COMLEY **SUBURB:** SERPENTINE

BUILDER: IDEAL HOMES **AUTHORITY:** SHIRE OF SERPENTINE-JARRAHDALE **DIA:** 19257

LINKS SURVEYING **URB REF:** 491 N 2 **GPS:** S 32.36455° **E:** 115.98310°

NOTE: THIS PLAN IS A COPY OF AN E-PLAN. NOT FOR CONSTRUCTION UNLESS APPROVED BY THE ENGINEER. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN.

SHEET: 7 of 7 **BUILDER'S REF:** 117240 **SURVEYED:** 18/01/18 **SCALE:** @ A3 1:200 **DWG No:** 35211-01-200 **REV:** A