

SUMMARY OF SUBMISSIONS

PA21/344 – Lot 3, 1098 Orton Road, Cardup 1098 (L3) 173305 - Proposed Privacy Screen

Submitter	No	Submitter Comments	Officer Comment
A173306		<p><u>Proposed – Privacy Screen</u></p> <p>She has been looking at this site for the last 23 years and now it's a problem. The only problem is here, she doesn't like the fact we put in a second driveway This area was untidy and now is very tidy. She put her verge pick up from the front verge to the roadside, so we had trouble putting in the crossover. But informed council and had it removed / she has put up Orange Safety Barrier Mesh along the fence and we had to get that removed as well She has extended the cyclone fence by 2 feet for her creepers to grow on. Creepers are planted every 1 metre for about 60 metres on this cyclone fence This fence has hessian covering two panels of fence Also Shade cloth and bamboo covering another 2 panels of fencing, continuation of hessian This fence is approx. 6" from boundary fence By the way, does she have permission for that fence?</p> <p><u>A VERY HIGH FIRE DANGER FENCE</u></p> <p><u>EXISTING FENCE</u></p> <p>WELL TO START WITH SOMEBODY NEEDS A STEEL TAPE MEASURE AND GLASSES The existing fencing is NOT 4.5 metres from boundary fence IT'S <u>3 METRES</u> AS PER PHOTO WE TOOK PHOTO ATTACHED She already has extensions on this fence which she put green branches threaded through the mesh which has now dyed and a further fire hazard.</p>	<p>Officers are required to assess and determine development that has been proposed. If there are additional matters that require investigating, this can must be pursued as a separate process.</p> <p>Noted: Officers attended the site and measured the existing setback. Updated plans have been recommended as a condition of approval to reflect the correct setback.</p>

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		<p><u>NEW PROPOSED FENCING</u></p> <p>STATES IT WILL BE 5.5 METRES FROM BOUNDARY FENCE</p> <p>Then that takes that fencing into her round yard as to the rail and post fencing for horse stables is only <u>5.2 metres</u> from the boundary fence.</p> <p>This type of fencing is <u>A VERY HIGH FIRE DANGER</u></p> <p><u>VERY HIGH FIRE DANGER AS IT IS CONSTRUCTED UNDER AND AROUND VERY HIGH FIRE DANGER EUCALYPTUS TREES.</u></p> <p>The eucalyptus trees have been cut down to about 6 feet high and now bushing out profusely like any tree would so this is even more of <u>a Fire Hazard</u></p> <p>If any type of fencing should go up it has to be the appropriate fencing for the area not a fire hazard type</p> <p>No extensions on the top of 2.1 metres</p> <p>Fence to be from NATURAL GROUND LEVEL in height</p> <p>ALSO 6 METRES FROM THE BOUNDARY FENCE</p>	<p>Officers note that the hessian material proposed is a material that would burn in the event of a fire, however, is not considered to increase ignition risk. In terms of the broader planning framework, State Planning Policy 3.7: Planning in Bushfire Prone Areas typically looks at managing the risk of bushfire through managing vegetation to reduce the likelihood of ember attacks. The policy is applied using a risk-based approach and requires for bushfire risk to be addressed when proposals include habitable buildings, vulnerable land uses, or high risk development. In this case, the proposal does not fall within either of these categories to require the submission of further information to address bushfire. It is worth noting that such a screen, if placed on the boundary, would be exempt from any development approval requirements as it would be defined as a boundary fence.</p> <p>The privacy screen has not been assessed as impacting upon the visual amenity of the area. Officers consider the privacy screen suitable due to its form and scale</p>

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		<p>Don't see a need for a fence as she has plenty of shrubs and small trees growing and eucalyptus trees she cut back are now very bushy, so this makes a very good privacy screen.</p> <p>As we are in a 97% FIRE HAZARD AREA THERE IS NO NEED FOR THIS TYPE OF FENCING at all.</p> <p>We are also very disappointed with council on not acting / removing on a fire hazard in this area sooner.</p>	<p>The Shire's Fire Break Officers have previously attended the property and have not raised concerns in this regard.</p>