

SUMMARY OF SUBMISSIONS
PA21/296 – Lot 501, 157 Abernethy Road, Byford - Proposed Shed

Submitter	No	Submitter Comments	Applicant Response	Officer Comment
A406681	1	<p>In regards to the development application for the proposed shed on Lot 501, 157 Abernethy Road, Byford.</p> <p>We do not want this size shed to be approved. We purchased our large block so that we could enjoy the outdoors/backyard with our young children without feeling like we were lining inside a box. The height & length of this shed will cause a significant reduction in the afternoon sunlight into our yard.</p> <p>We have just installed a beautiful new pool & wish to utilise it as much as possible in the afternoons after school. It will also block our westerly views of the large trees in the distance.</p> <p>If the shed was to be lower in height and or shorter length or possibly further away from the boundary fence, we would be happy but as it stands we do not approve of the development request.</p>	<p>I have proposed the shed to have a wall height of 2700mm which is 300mm above the guidelines. This is only so that I can have a roller door opening to 2.2m as per my house garage door. I have proposed to build the shed 1m from the boundary fence which is 2.4m already. This means that the wall height is 300mm above fence height but 1m into my property. I really doubt that they will even see the wall. As for the shed's apex at 3.283m this is 4m into my property and again I think this will have minimal impact on them given the 2.4m fence we share.</p> <p>This is a completely false accusation (regarding overshadowing). As stated earlier, with the height of the boundary fence and the 1m gap before shed begins there is little if any shadow cast onto their block. I have been in my yard at sun set and the sun doesn't set over my shed it sets between the shed and the house, and over the house.</p>	<p>The only variation to the d-t-c standards for outbuildings is the proposed wall height of 2.7m in lieu of 2.4m requirement. Only a 300mm variation is proposed. Floor area, overall height, setbacks and open space are all compliant. Officers do not consider there to be an adverse visual amenity impact to neighbouring properties and that the proposal would meet the design principle of the R-Codes as seen in the Planning Assessment section of the report.</p> <p>Overshadowing is compliant with the deemed-to-comply requirements of the R-Codes.</p>
A400698	2	<p>Below I have listed my concerns for the proposed shed installation.</p> <p>Arguments/Concerns:</p>	<p>As I stated in my cover letter attached to my application, the shed is to be used for general storage and motor vehicle access. No maintenance works or anything of that nature will</p>	<p>The outbuilding is to be used for general domestic and vehicle storage. Noise</p>

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		<ul style="list-style-type: none"> What is the purpose for the shed? If for storage of vehicles and such it is fine. However, if it is for vehicle maintenance/fabrication/work related activities there will be noise issues. As I have highlighted in pink on the land map provided the rear most section of our house is our master bedroom from where we will be directly affected by any late evening noise. Can they suggest some form of noise mitigation other than verbal promises? Can the sheds overall height be lowered? As it states per the drawing supplied that the max height of the shed 3.283m and the lowest height of the shed is 2.7m not including the +/- 100mm for the shed pad. I have measured the height from the ground level (their side) to the top of the fence and it is 2.4m, meaning the shed will be 300mm higher than our fence at its lowest point and 900mm higher at its apex. My wife and I believe this will be an eye sore and will block what little view we have of the remaining large gumtrees on Abernethy. We would like a reduction of at least 500mm. <p>I look forward to any response to further the discussion.</p>	<p>be completed in evenings. We also have a young family and our master suite is also at the rear of our house.</p> <p>The slab will be set into the ground so that it is at the exact level of my alfresco paving. This will not add to the height of the shed at all.</p>	<p>requirements or complaints would be captured under the <i>Environmental Protection (Noise) Regulations 1997</i>. Given the scale and use of the proposal, no further restrictions are considered required to be imposed in relation to noise.</p> <p>The overall height of the outbuilding is compliant with the d-t-c requirements of the R-Codes and could be increased by almost 1m and still comply. The variation of 300mm to the wall height is not considered to generate any undue or adverse building bulk to the locality. This is further detailed in the form of development and amenity section of the report.</p>