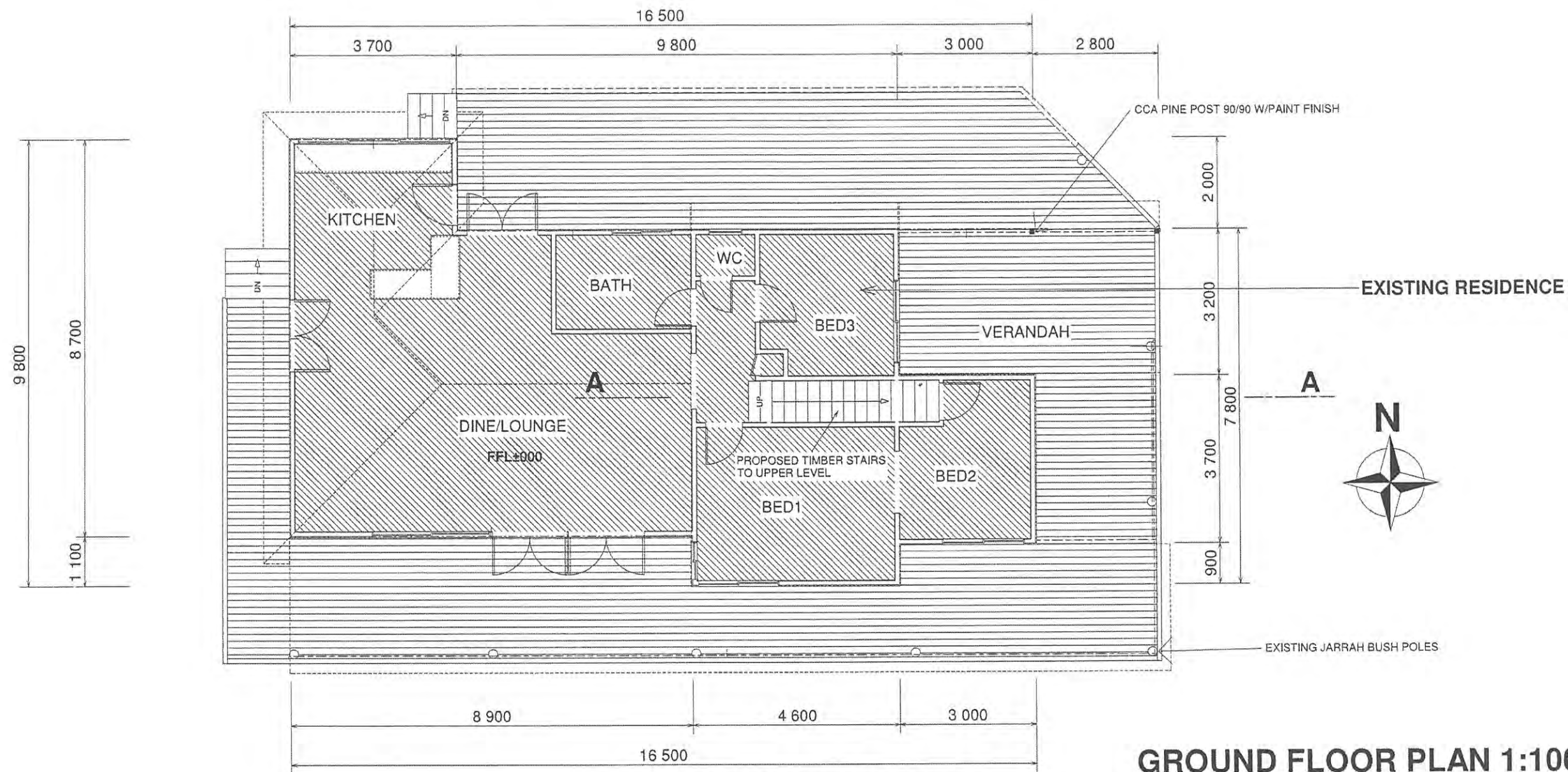
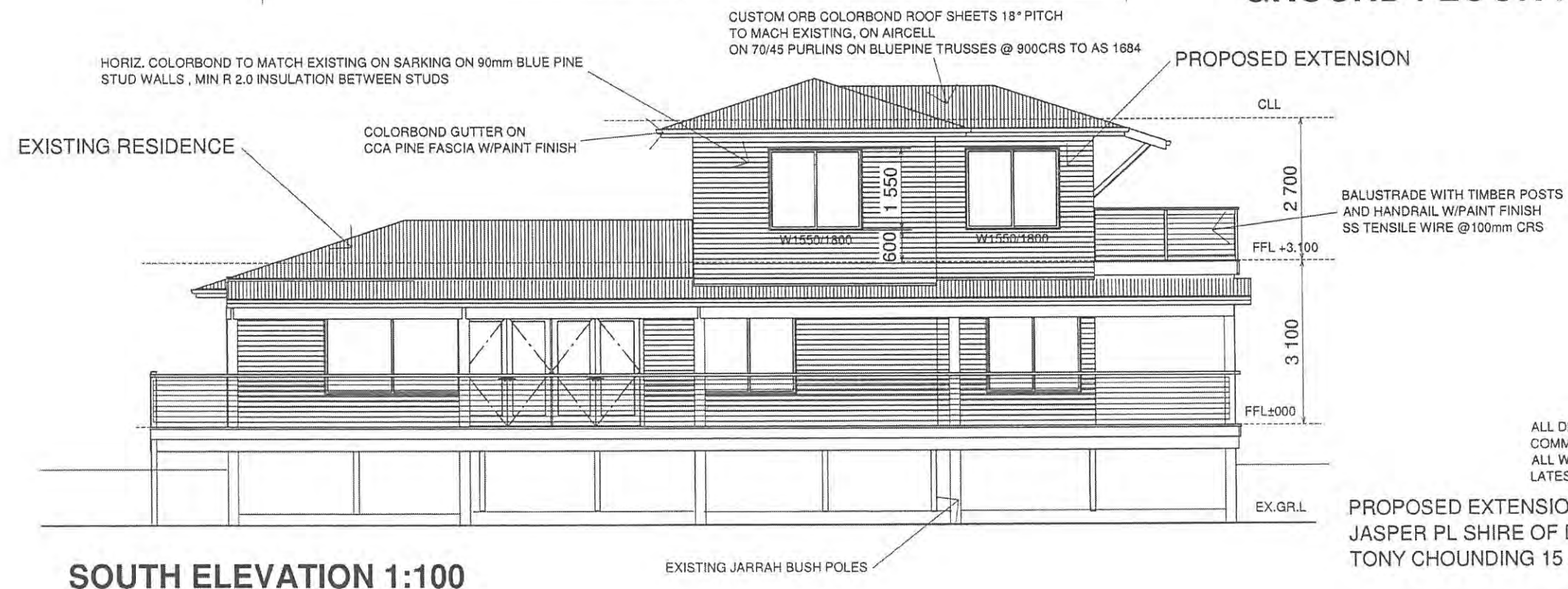


18 August 2015 - Attachment 8.1.1a





GROUND FLOOR PLAN 1:100



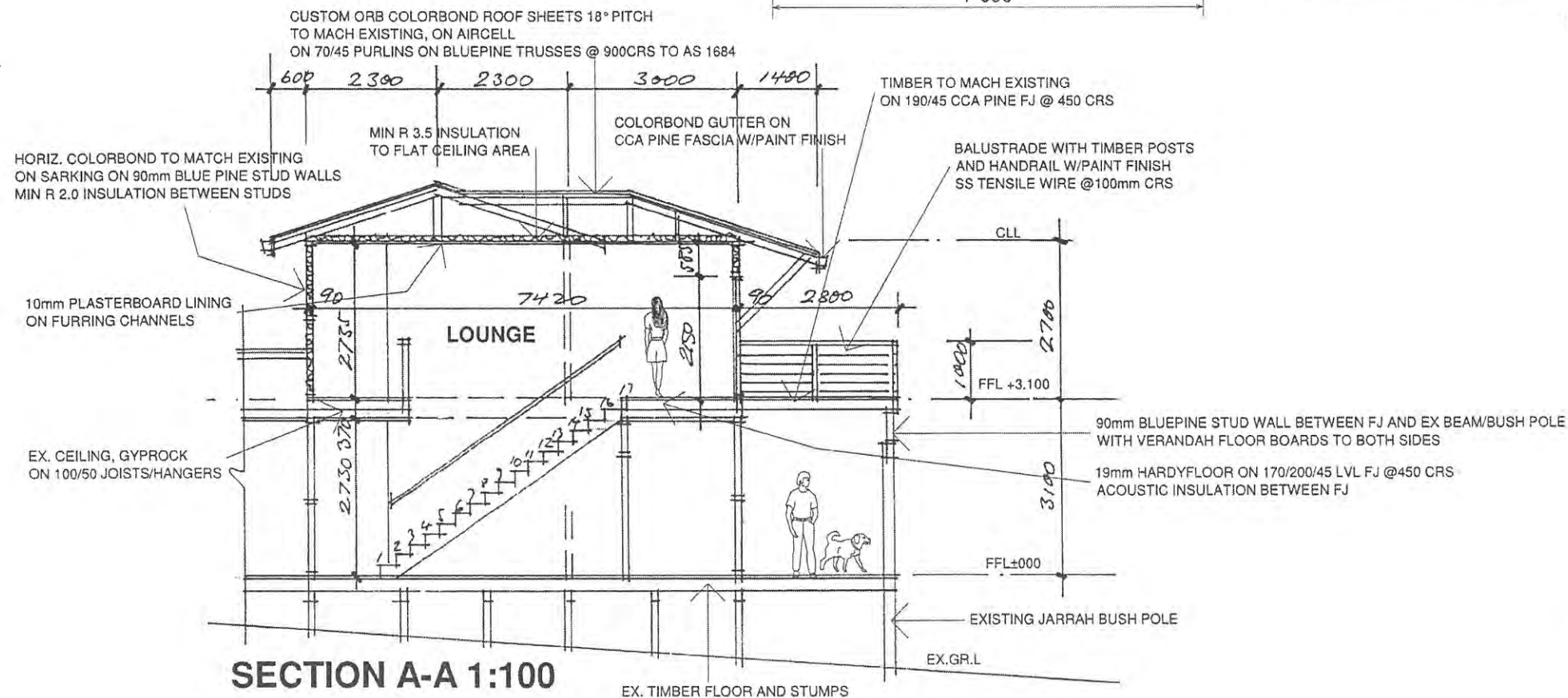
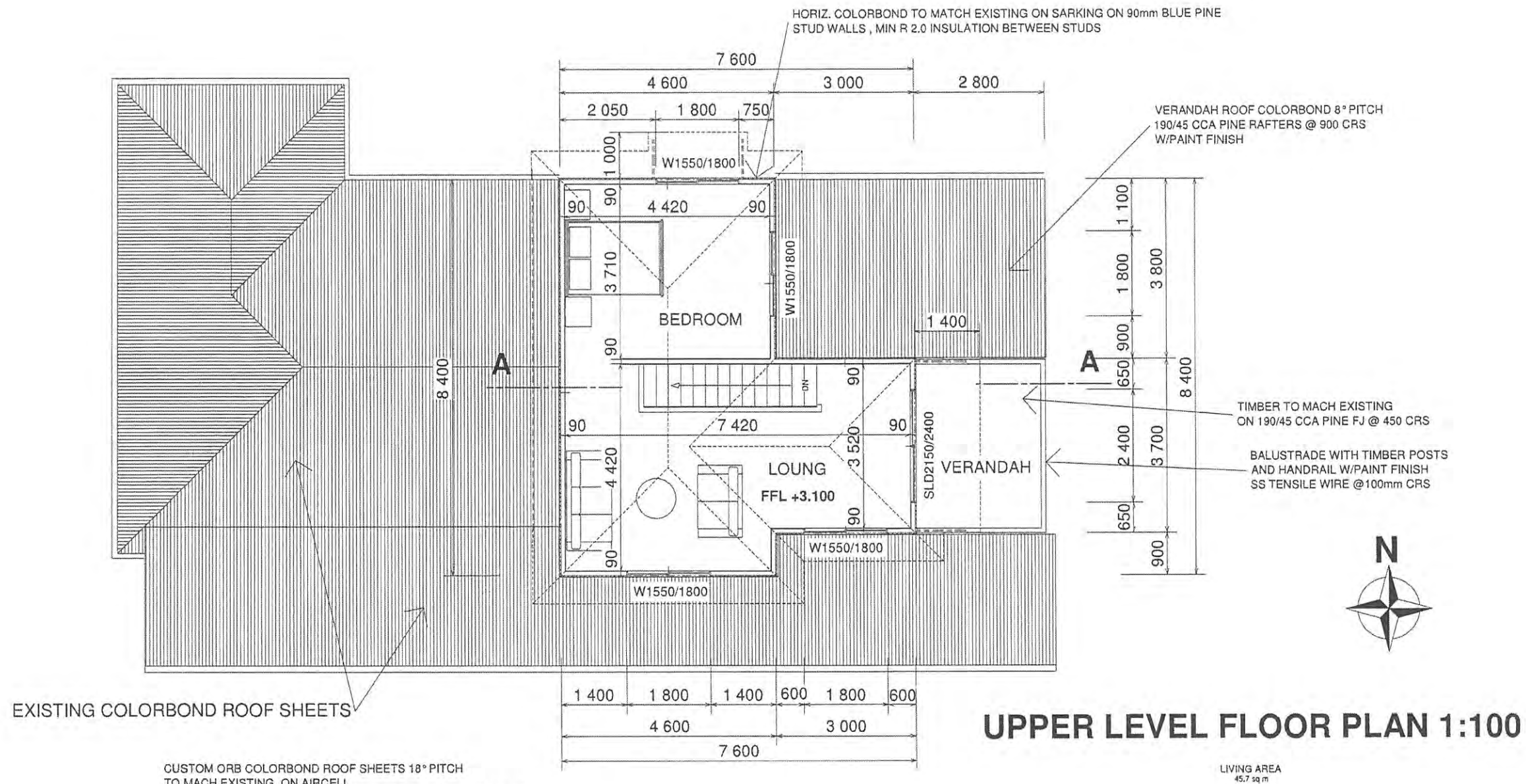
SOUTH ELEVATION 1:100

ALL DIMENSION ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST AUSTRALIAN STANDARDS INCLUDING AMENDMENTS

PROPOSED EXTENSION TO EXISTING RESIDENCE LOT 27
JASPER PL SHIRE OF DENMARK
TONY CHOUDING 15 JASPER PL DENMARK WA 6133

HERMANN FEHR DESIGN DENMARK WA 30/09/2014
PRINT SIZE A3 DRAWING NO 1

RECEIVED
19 MAY 2015
BY: _____

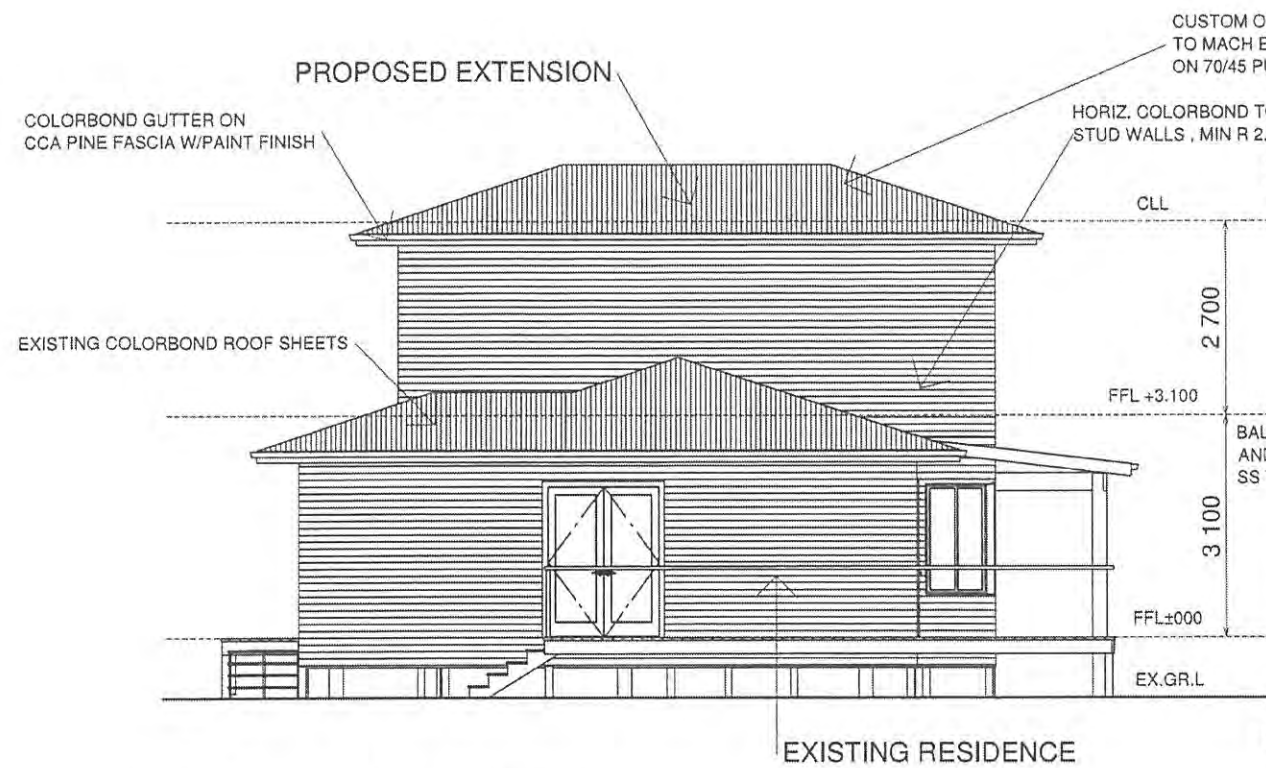


ALL DIMENSION ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST AUSTRALIAN STANDARDS INCLUDING AMENDMENTS

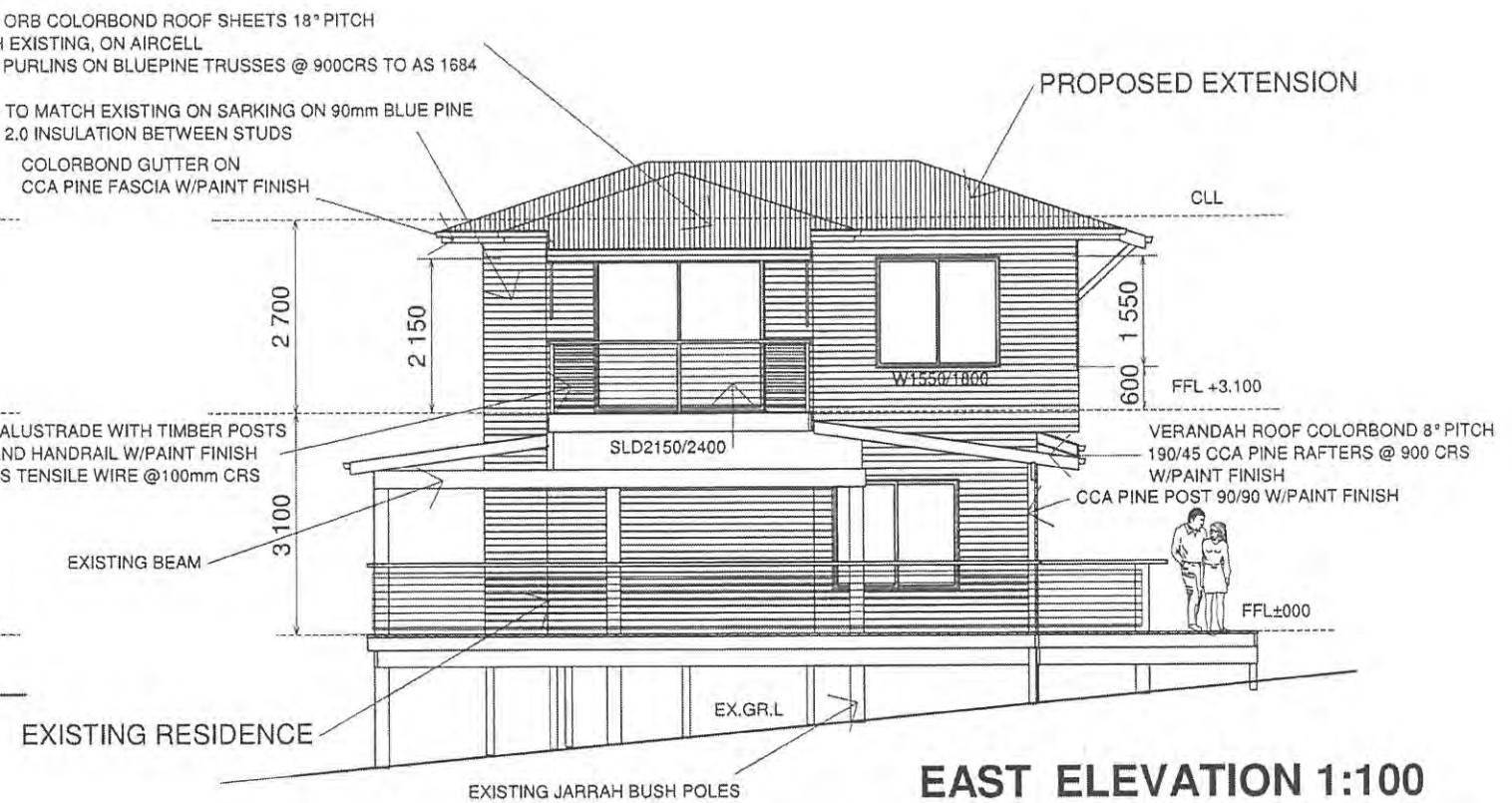
PROPOSED EXTENSION TO EXISTING RESIDENCE LOT 27
JASPER PL SHIRE OF DENMARK
TONY CHOUNDING 15 JASPER PL DENMARK WA 6333

HERMANN FEHR DESIGN DENMARK WA 30/09/2014
PRINT SIZE A3 DRAWING NO 2

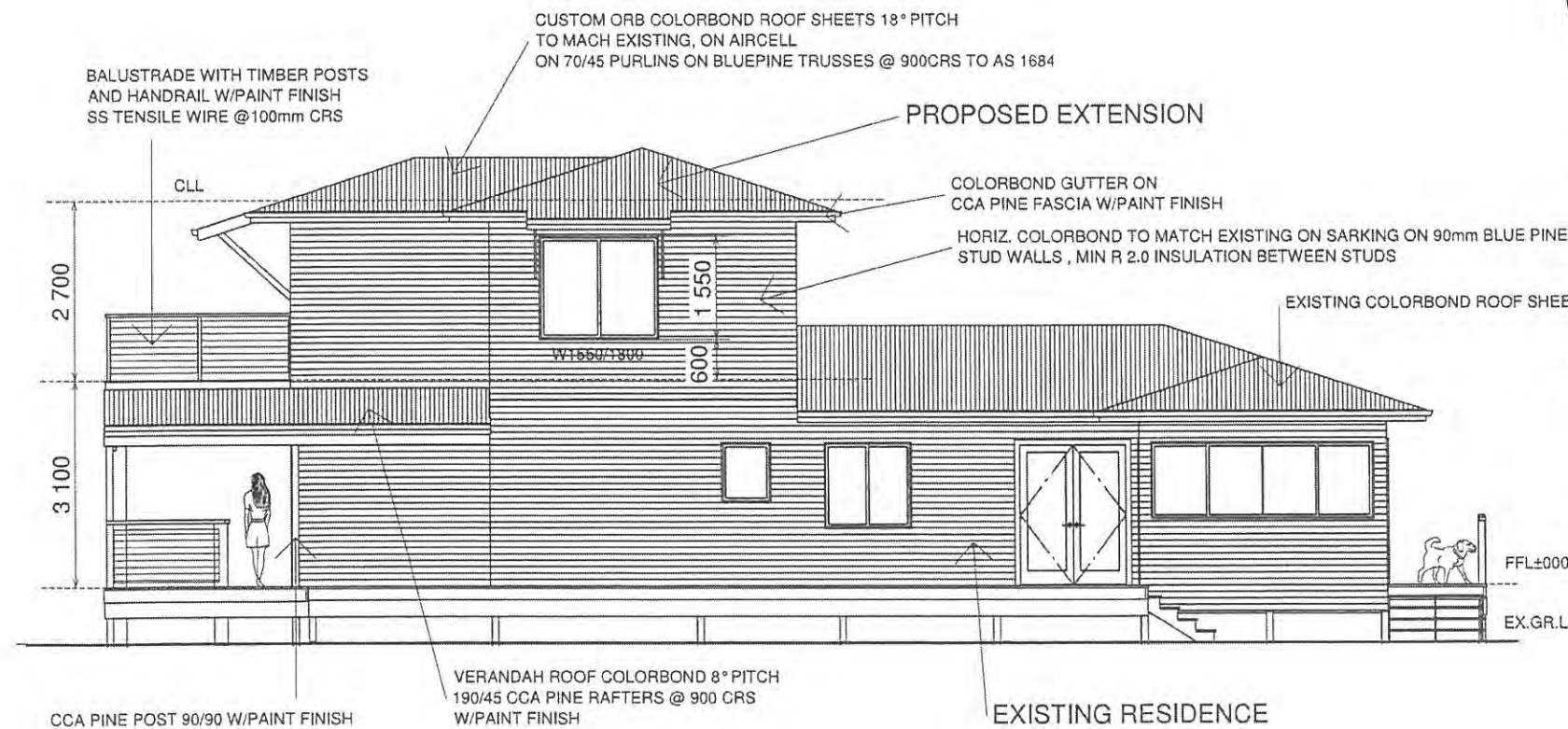
REC'D
19 MAY 2015
BY: _____



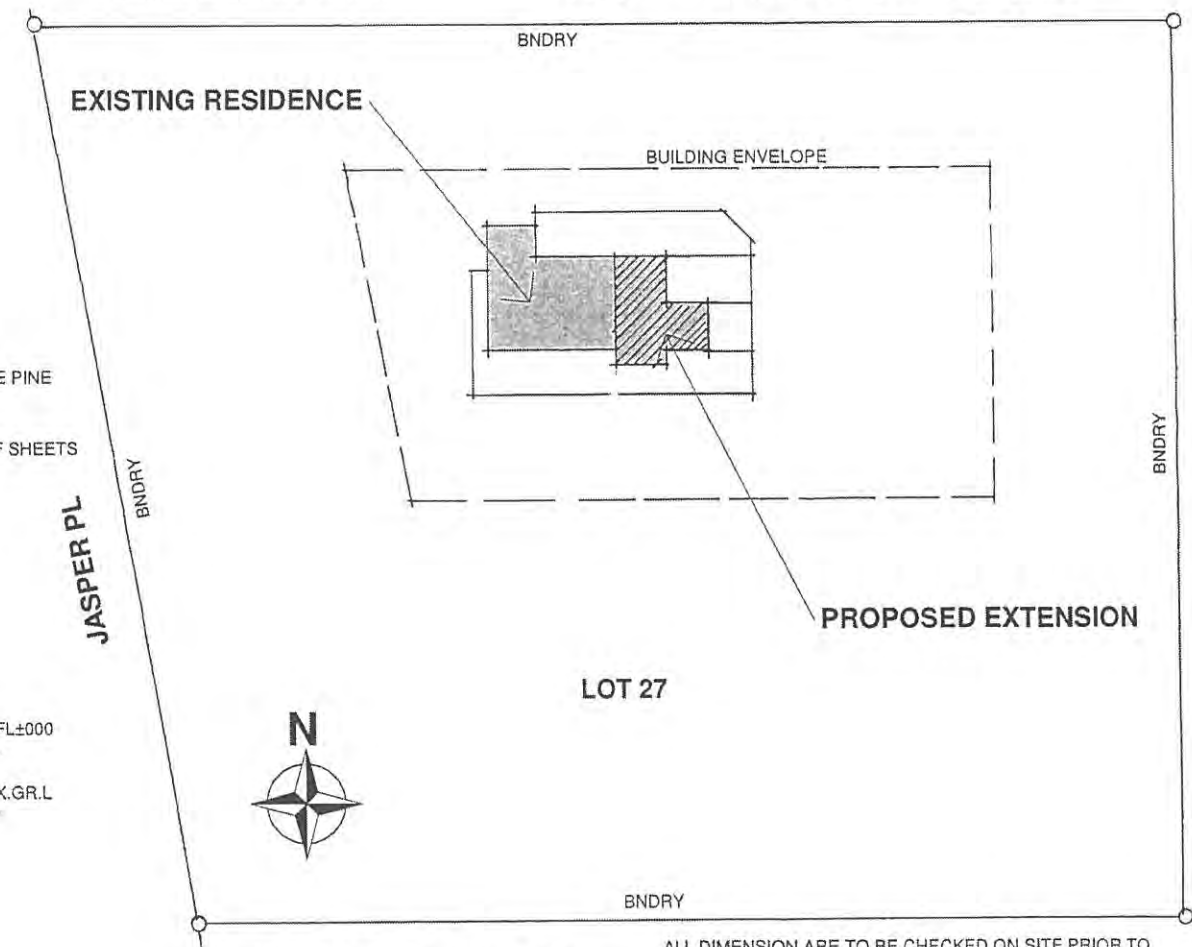
WEST ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



SITE PLAN 1:500

ALL DIMENSION ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST AUSTRALIAN STANDARDS INCLUDING AMENDMENTS

PROPOSED EXTENSION TO EXISTING RESIDENCE LOT 27
JASPER PL SHIRE OF DENMARK
TONY CHOUNDING 15 JASPER PL DENMARK WA 6333

HERMANN FEHR DESIGN DENMARK WA 30/09/2014
PRINT SIZE A3 DRAWING NO 3

19 MAY 2015

BY: _____

SCHEDULE OF SUBMISSIONS: PROPOSED SINGLE HOUSE ADDITIONS/ALTERATIONS (A3621; 2015/91)

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner</p>	<p>I am writing to object to the proposed addition to the above dwelling for the reasons outlined below:</p> <p>1. Privacy Issues</p> <p>We acquired our home in 2010 as we were looking for a home with close proximity to town, good neighbouring forest views and potential for privacy.</p> <p>No. 15 is situated towards the top of the hill in our street and is elevated in position overlooking our property. The home is built at a right angle to the street, so there are a number of windows & glass doors overlooking our deck and backgarden. As a consequence, over the last 5 years we have planted several hundred trees & shrubs along the boundary in order to be able to enjoy complete privacy in time.</p> <p>A second storey addition to No. 15 would completely negate our privacy. Due to the elevated position of No. 15, it will not be possible for the trees & shrubs we have planted to be able to grow tall enough to obscure a second storey addition. The windows and deck in the proposed second storey additon will enable the occupants of No. 15 to be able to directly overlook our deck and back garden.</p> <p>2. Loss of Views</p> <p>One of the reasons for purchasing our home was for the forest views surrounding the property. We currently enjoy a pretty forest aspect from our back garden looking towards the top of the hill. A second story addition at No 15 would obscure our views of the trees due to the new height of the home and roof line.</p> <p>As a general comment, I feel the owner could explore alternative options such as extending outwards at ground level, which would have very little if any, impact on our privacy and enjoyment of views as outlined above.</p>	<ul style="list-style-type: none"> Whilst the Residential Design Codes do not specifically relate to lots other than those zoned "Residential", consideration is given to the Visual Privacy criteria in assessment of all applications where visual privacy is a factor. The development is setback approximately 60m from the neighbouring dwelling, well compliant with the maximum 7.5m setback required under the R Codes. Whilst some overlooking may occur, given the distance it is not considered that this is significant issue, also noting that overlooking is obscured to the presence of vegetation. In regards to forest views to the opposite side of the subject property, it is noted that this property is not yet developed, and has current approvals in place which includes the removal of trees to accommodate the approved development and compliance with the Shire of Denmark Fire Regulation Notice and AS3959 – <i>Construction of Buildings in Bushfire Prone Areas</i> requirements.

- The neighbours who object to my proposed addition live at No.17. They live in a two-storey house themselves. I find it curious that they should object.
- I have gone to quite some expense getting plans drawn up, and I have been entirely frank with my neighbours. In fact I have had numerous casual conversations with the husband at No.17 about the proposed addition, and at no time did he voice any reservations or concerns. I find that lack of communication especially disappointing.
- As noted, my house is in an elevated position and it existed when the occupants at No.17 bought their house. My house has a deck that offers a 360 degree perspective. My neighbours have made a paranoid assumption that I find activities in their particular direction of interest. I don't.
- The block below No.17 is currently being developed for housing. A significant swath of mature forest has been razed. Also, the block above mine – *towards the top of the hill*, as described in the email – is soon to be developed and a significant amount of those trees are going to be removed. The forest views referred to in the email are, and continue to change.
- The occupants of No. 17, by their own admission, have planted several hundred trees & shrubs along the boundary in order to be able to enjoy complete privacy. Those plantings are currently making a significant difference and in the fullness of time will ultimately ensure their privacy.
- The orientation of the deck at No.17 faces to the south and east. My proposed addition is at the rear of the house and has been designed to take in the easterly aspect. In addition, my house is set much further back in a line from No.17.
- The windows of the proposed addition will have coverings, as do all of my windows.
- The deck at No.17 has a roof covering that due to the slope of the land, which is around 10°, effectively provides privacy. The proposed addition will increase that angle so that it will

be virtually impossible to look onto their deck.

- The properties are separated by a distance of around 80 mtrs, In between it is heavily treed combined with dense foliage. The combination of distance, roof coverage, foliage and line of sight effectively guarantees privacy to anyone on the deck at No.17.
- The garden at No. 17 is not visible from my property due to trees, dense foliage and new plantings.
- There is less than a handful of people who live in this street and I have very good relations with all of them. I am very disappointed that those at No.17 choose to be the exception.
- The general comment contained in the email reads more as an edict as to how I should amend my proposed plans to conform to my neighbours requirements rather than my own wishes.

In conclusion I would point out that I live by myself at No. 15. I am currently studying a degree at Curtin University. I am actively involved with the Denmark Canoe Club and as a consequence I am on the water regularly during the week – as well as undertaking my duties as vice president of the club. I am also training as, and furthering my studies as a Voluntary Ambulance Officer at Denmark Sub Centre, where I am also on the weekly roster. In between times I involve myself in various hobbies that consume my time. In essence I have little time to spare and no interest in the goings-on at No.17 or any aspect of their lives that would intrude upon their privacy.

Regards, Tony Chounding

Attachment 8.1.1d – Site Photos

Proposed Single House Additions/Alterations – No. 15 (Lot 27) Jasper Place, Shadforth



View from Jasper Place.



View from down slope towards subject property (looking north/east).



View from ground floor deck area to neighbouring property.



View from Jasper Place – subject property up slope behind vegetation.