

SCHEDULE OF SUBMISSIONS: PROPOSED RAINWATER TANKS - NO. 6 (Lot 52) KEMSLEY PLACE, DENMARK (2013/132A; A3738)

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
1	<p>Details omitted as per Council Policy.</p> <p>Submitter is a landowner in the nearby vicinity of the subject site</p>	<p>We're writing in regards to the proposal for the 2 x rain water tanks to be positioned at 6 Kemsley Place, Denmark.</p> <p>We are of the understanding that the owners wish to place the water tanks adjacent to our house, which will be in direct viewing from our kitchen window. Our property is located at {NB: <i>property details omitted by Planning Services staff</i>}.</p> <p>We would like to express that we are a little disappointed in knowing that we could potentially be looking at water tanks out of our kitchen window, after just purchasing this home a few years ago. We were of the understanding that this was a residential block and we did not expect there to be large water tanks or large sheds to be placed on this property.</p> <p>We also feel that the tanks being on the street frontage will decrease the value of our property and limit the number of people that may wish to purchase our house at a later date.</p> <p>We would like to be informed if there is a legitimate reason for the change in placement of these tanks; otherwise we feel the tanks should be placed at the back of the property out of view as on the original approved site and away from the street frontage.</p> <p>If this new proposal is passed by the Denmark Shire we would like to propose in order to be fair for both parties involved, that the owners place a number of trees/shrubs (of the same height of the tanks) between the tanks and the street frontage (along the fence line).</p> <p>We hope that you will take our concerns into consideration and we are happy to discuss anything further if need be.</p>	<ul style="list-style-type: none"> • Policy 40 encourages landowners, developers and builders to incorporate residential rainwater tanks as part of housing developments. The proposal is for rainwater tanks in the front setback, thus Planning Approval is required to be obtained with adjoining landowner consultation to be undertaken as part of the assessment/consideration process. • Noted however property values are not a planning matter. • The proponent provided justification for the location as part of the planning application documentation and this was available for conveyance to anyone who made an enquiry. • Planning Services are recommending that additional landscaping be planted in the vicinity of the rainwater tanks to assist with screening form the street. • Planning Services supports the proposed location of the tanks, as when viewed from the street and neighbouring properties the tanks would be reasonably well-contained within the form of the Outbuilding and can be coloured to match. The tanks would also add a subtle and interesting articulation to the southern elevation of the outbuilding.