

ATTACHMENT 5 - DA0117/2016- 255 RELBIA ROAD,
RELBIA - APPLICANT'S RESPONSE

Maria,

I would make the following comments on the two representations received.

1) Rodger Duncan - Mr Duncan has said he is now happy with the application and simply wants to clarify the access issues. I have clarified these matters in a separate email to you.

2) Brian W Smith - Letter sent in June :

Unapproved earthworks - I had understood I could commence preparing the site while my application was being approved. After it was explained that the size of the retaining wall meant it needed approval, I ceased work, engaged engineers and sent you the necessary plans in November.

Being built "on top of a high retaining wall" - This is misleading. I have actually planned for the garage to be built into the hill side which means it is even further below road level than would otherwise be the case. I have also planted shrubs to further minimise the visibility of the garage.

Size and nature of garage - The garage is planned to be within height guidelines for the area. It is intended to house my personal vehicles (I have long had a personal interest in Nissan vehicles.) The garage is consistent in size and nature with a myriad of sheds already existing in Relbia - as outlined and demonstrated in the map which accompanied my previous letter. Rather being on Mr Smith's "doorstep", the proposed garage is well below road level on the other side of a lane way which is not even used to access Mr Smith's property. It will be further shielded by existing trees on Mr Smith's property.

"Commerciality" - My proposed shed is not commercial in either nature or use. In terms of the area, however, I note there are many large non-commercial sheds in the area. I note also that my property is less than 500 metres from what appears to be a commercial operation shown on Google Maps as "Relbia Clay Products". I am not quite sure how, given the locality and my genuine attempts to minimise any impact that I could possibly be infringing on the "quiet and country feel". I notice that the representor has a number of sheds and garages on his property which I suspect would, in total, exceed the area of my proposal. review using Google maps also shows significant sheds across the road at my neighbours number 256 and 262 Relbia Road. I am at a loss to understand how my shed is going to in any way "commercialise this quiet, semi-rural part of Relbia Road, and.....totally change the outlook of the area".

Overall - The immediate neighbours do not have a problem with my proposed garage and I have also moved the proposed site further from the boundary to further minimise any possible impact. I have engaged engineers and provided plans to Council officers as requested. The proposed building is totally consistent with the range of sheds and outbuildings already in use in Relbia as people make use of the extra space available on these larger blocks.

Matthew Fraser, 255 Relbia Rd, 4 December 2017