

**From:** Annie Triming [REDACTED]  
**Sent:** Monday, 25 January 2021 5:53 PM  
**To:** Contact Us  
**Subject:** Concern with Advertised Development Application DA 0835/2020 31 Lakeside Drive Kings Meadows

The General Manager

We are nearby neighbours and hereby lodge an objection to the above Advertised Development Application for the construction of a new residence at 31 Lakeside Drive Kings Meadows. We request that the Development Application, in its advertised form, not be approved.

Our objections are based on the following:

1. The proposed residence is 2 storey and 1.4 metres from the boundary, which does not comply with regulations; if a precedent is established, it may encourage other new residence planners to encroach.
2. It is deceitful to note the plans as Ground and Level 1 and not Level 1 and Level 2.
3. The character of the residence is not sympathetic to the Visual Bulk of the existing single storey streetscape.
4. The submitted drawings are misleading as the overall height of the building as well as the floor to floor heights have been omitted.
5. We don't believe the Level 2 design complies with the relevant planning scheme.
6. The southern windows should be removed, or at least made white glass, as the privacy of several other residences to the south will be impacted.
7. It is grossly misleading to refer to the "natural ground" in the drawings, as we witnessed tonnes of clay being spread over the site up to 1 metre high.
8. The immediate southern neighbour will be enveloped in shade in Winter for a large portion of a Winter's day, rendering proposed solar panels ineffective.
9. The land contours shown in the Development Application do not appear to reflect reality.

In light of the above perceived shortcomings, we respectfully request that DA 0835/2020 31 Lakeside Drive Kings Meadows, not receive approval.

Patricia Anne Triming  
[REDACTED]  
[REDACTED]

John E Triming

**From:** Planning Queries  
**Sent:** Thursday, 21 January 2021 1:13 PM  
**To:** Contact Us  
**Subject:** FW: Objection - 31 Lakeside Drive, Kings Meadows

Please register against DA0835/2020

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**From:** [REDACTED]  
**Sent:** Thursday, 21 January 2021 12:12 PM  
**To:** Iain More <Iain.More@launceston.tas.gov.au>  
**Cc:** Planning Queries <Planning.Queries@launceston.tas.gov.au>; Richard Jamieson <Richard.Jamieson@launceston.tas.gov.au>  
**Subject:** Objection - 31 Lakeside Drive, Kings Meadows

Hi Iain,

As a neighbour I would like to lodge an objection to the current advertised new residence at 35 Lakeside Drive, Kings Meadows. I do not believe this residence should be approved.

Key items to note:

- The drawings state natural ground, please note a large quantity of clay was brought to this site and was spread over in various areas in the past, thus this is not natural ground levels, some areas of fill would be close to 1.0 metre in height.
- The drawings do not state the overall height of the residence, nor the floor to floor heights thus this is misleading to the public and us neighbours.
- I believe the red dashed building envelope lines to be incorrect, maybe this is why they do not show dimensions.
- The residence is built outside of the building envelope and would cast a unacceptable shadow to the southern neighbour for most of the day.
- The southern neighbour will be installing solar panels and this residence will cast shadows over his solar panels.
- A 2 storey home built 1.4m to the boundary is simply too close and does not comply, if approved it sets a bad precedent to all.
- The drawings show the setback off the southern boundary as 1415mm (1.4m) where as it is actually up to 100mm less as the drawings are to the outside of the stud wall and not the outside of the cladding or building façade thus this is misleading to the public and us neighbours.
- The drawings show the setback off the southern boundary as 1415mm where as this is far less with the window feature sticking out a further 30cm this adding further shadow.
- The drawings state the levels via RL, these are misleading as they do not reference back to the actual contour levels.
- There is no indicated RL / floor levels on the plans /drawings, this needs to be stated as it is misleading.
- The plans are labelled Ground and Level 1, this is misleading to the public and us neighbours. They should be labelled Level 1 and Level 2. Level 1 is level 1 and not level 2, thus this is misleading to the public and us neighbours.
- Is there an official land surveyor submitted for this house as the contours drawn do not match existing site conditions.
- There are no levels or falls for the driveway drawing and I do not believe this would meet Australia Standards and council compliance, can this be shown to comply?
- The Level 2 plan DOES NOT COMPLY with the LCC planning scheme.
- The upstairs living, bathroom, toilet and master bedroom southern windows are all within 3.0metres of the boundary and greater than 1.0m above nature ground, these do not comply and will need to be made white glass or have a bottom window seal at 1.7m in height, to stop overlooking concerns.
- These windows should be removed.
- The new driveway location drives straight over the sewer man concrete lid, is this lid engineered to take the weight of a car or truck?
- Visual Bulk, this residence is not in keeping with the existing single storey streetscape and the beautiful architecture, it is unsightly and out of character.

As a neighbour I find this residence / application to be inaccurate and misleading to the public, it does not meet the planning scheme and should NOT be approved.

Thank you.  
Kind regards

Michael Bernacki  
B. Env. Des. (UTAS) B. Arch.(Hons) (UTAS) RAlA A+  
REGISTERED ARCHITECT



ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

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[REDACTED]

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**From:** Andrew Saggars [REDACTED]  
**Sent:** Friday, 22 January 2021 5:32 PM  
**To:** Contact Us  
**Cc:** Iain More; Andrew Saggars  
**Subject:** DA 0835/2020 31 Lakeside drive application.....objection

Att CEO  
Launceston City Council

Cc Mr Iain More

Dear Sirs

We have recently moved into our new residence at [REDACTED] Lakeside Drive ,Kingsmeadows with the building completed by Wilson Homes in December 2020.

I have inspected the documents as advertised for the neighbouring block at 31 Lakeside Drive and have a number of concerns to the point that we wish to lodge an objection to your granting approval for these plans as advertised.

Some of our concerns are listed below.

- There is a considerable reduction of sunlight to the main living area of our house. The drawings advertised indicate that the windows to our main living area will have no direct sunlight until well after 12.00pm on June 21.
- The overall scale of the proposed double story building , which it appears is in the order of 3 metres higher than the top of our walls will have a significant negative impact on our property ,especially considering the proposal is to build as close as possible to our house.
- It appears from the plans that there are windows quite close to and looking into our Master bedroom.
- The rest of Lakeside Drive , consists largely of single story buildings and this 2 story building appears out of character with the rest of the streetscape.
- It is unclear from the plans submitted what shadowing effect this building has on the roof of our property however ,considering its height and the fact that it is so close to the boundary it is clear that this building would have a significant effect on the efficiency of our planned solar panels.
- Our property has an energy rating of 6.2 stars ,however we would anticipate that this would be reduced considerably ,due to the shadowing effect of this property.

In summary , the fact that the proposed dwelling is so large and so close to our property ,and leaves us in complete shade for a significant portion of the day, we respectfully request that major amendments need to be made prior to consideration for approval.

Kind Regards  
Andrew and Margie Saggars

[REDACTED]

[REDACTED]