

Attn: Lani Hudson
RE: DA20/0741

Dear Lani,

I write with reference to the shed included on the above-mentioned DA.

[REDACTED]

We would like to take this opportunity to lodge our objection on the basis of the application of the shed being presented to council at a 1m setback from the southern and western fences when the coveted requirement for our residential zoning is 2 metres.

To be clear, we have no objection to there being a shed on this application.

The applicants have noted the adjustment for the shed [REDACTED] to have a 1m setback, which was approved by council. While this is true, we believe there are some genuine contributing factors, which allow the setback for #5 to be challenged.

You can see the on Google image we have provided the view of the surrounding properties of #5.

- House [REDACTED] Lakehaven Drive and Houses [REDACTED] Lakesend Place all have sheds. All of these are situated well away from the house dwelling of the neighbour's properties, and certainly do not affect any of the neighbouring properties northern aspect/view.
- We have also included an overlay of our shed in the position of the proposed shed in relation to our house. This a reasonably accurate as our shed and the proposed shed have the same footing dimensions of 7000mm x 10000mm.
- The blue shaded areas indicate the locations of our main living and entertaining areas, which will have views affected, by the shed of #5.

The proposed shed at #5 will be adjacent to [REDACTED] our house. We will also add we have built our house to take advantage of the northerly aspect and the proposed shed is to be in northern view from our kitchen, living, rumpus and alfresco area.

The existing shed developments in our area, [REDACTED] and the other neighbouring properties at [REDACTED] certainly do not affect the northern aspects of each other's houses, as the proposed shed at #5 will to ours.

Further compounding this is the height of the shed. It is proposed to be a 3550mm x 10000mm solid wall along our boundary, before the pitch is taken into account - taking it up to a 4167mm height, some 200mm taller than the overall height of our shed. The shed at #5 is planned to be so close to our house, we anticipate it will create a sense of enclosure, which the sheds on the surrounding properties do not create to their neighbours, due to their positioning in relation to the neighbouring house dwellings.

- This is certainly not something we are in favour of considering the size of the blocks in the estate are designed to avoid exactly this sense of enclosure like in regular housing sub-divisions.
- This will have audible, aesthetic and resale implications for our property.

In addition, the block view of colorbond from the southern side of the proposed shed will sit significantly higher than the top of our reasonably tall colorbond fencing which has been utilised in the estate.

The height of the eaves on our shed, above the top of the fence with our neighbour at [REDACTED] are 950mm. From what we can ascertain from the plans provided, the height of the eaves above the colorbond fence will be approximately 1600mm.

It should also be mentioned the occupants of #5 would not be excavating their backyard down to the same level as the house, according to the plans we were able to view.

We are requesting the proposed shed be moved to a position of 2000mm from the [REDACTED] to position it further away from the main living areas of our house and 2000mm from the [REDACTED] to combat the enclosure and height of the shed. This request is in line with the covenant of the sub-division and was upheld upon a challenge by house [REDACTED] with the application of the shed at house [REDACTED]. In this scenario, the shed at [REDACTED] was not directly adjacent to the northern aspect areas of [REDACTED] as will be the case of the proposed shed at #5, to our house.

Further details we would like to receive in regards to this development to assist in our assessment of the proposal are;

- The final site excavation levels.
- The colour/s of the shed chosen.
- The detailed shadow information of the shed. The planning documents available only mention overshadowing in relation to the house of #5, not the shed. You will notice we have included a green section on the map below. This denotes an area of our backyard which already receives no sun during late autumn, winter and early spring, due to the existing colorbond fence in place. The landscaping in this area, particularly the lawn, stays so wet during this time of year it begins to rot and go mouldy. Remedying this problem this year was costly and time consuming for the small space it happened to. We are significantly concerned about how large this area will become, due to the height and shadowing from the proposed shed and the associated costs of fixing it.

We trust you will see our objection to the proposed shed is considered reasonable. We have spent much time and money on our home and to hear the view from the most important parts of our home will now be a colorbond shed saddens us immensely.

Kind Regards

[REDACTED]



ven Dr

#3

#5

160

Lakesend Pl

#112

#9

Lakehaven Dr

#11

168

#13