

**From:** Meg Talbot  
**Sent:** Thursday, 24 October 2019 4:08 PM  
**To:** Contact Us  
**Subject:** Re: submission for development 4 Hart St Newstead

Also I would like to make comment of,  
This will block our vision out of our main living areas ( lounge and dining) and all we will be able to see if the two story property in front of our window. This to us is very unreasonable and we are unsatisfied.

Kind regards  
Meg

On Wed, 23 Oct 2019 at 2:27 pm, Meg Talbot

Hello

I am Megan Talbot resident of \_\_\_\_\_ we are extremely unhappy and unsatisfied that our privacy and also the right to have natural sunlight enter through our main living room spaces are going to be severely impacted and inhibited due to the mass of the proposed building.

As it has been resubmitted Prime design has stated in their cover letter that it is only our carport being affected, which is totally inaccurate as we DO NOT have a carport and the loss of amenity will be from approx 10:30 through the whole afternoon. We honestly believe this is an unreasonable LOSS.

We thoroughly enjoy the heat that we receive from the natural sunlight and believe it is our RIGHT to have it the way it is at the moment.

I also believe that this style of building is too large in mass size to be an additional dwelling on the block. We could understand a single level unit or house however a double story property is too cumbersome.

It is intimidating, intrusive and clearly unnecessary for the heritage of the area.

It will also affect our value of our property, in which we have spend over \$220k in renovating, and we do not wish to be looking out of our living windows at a back wall of a double story house, we wish to see the sky and the trees.

On the plans for visuals is states and backs up my previous comment on shadowing which we have the right to natural sunlight.

I am asking you and I wish I could demand this proposal for that sized mass to be declined.

I am very much looking forward to hearing from you as soon as possible

Megan Talbot

**From:** Caroline Heine  
**Sent:** Sunday, 27 October 2019 10:03 AM  
**To:** Contact Us  
**Subject:** DA0443/2019, proposed redevelopment of land at 4 Hart Street, Newstead  
**Attachments:** Representation 4 Hart Street.pdf

To the General Manager,

RE: Notice of application for a Planning Permit (DA0443/2019, proposed redevelopment of land at 4 Hart Street, Newstead)

Please find our Representation to Council attached in regard to the above application

Unfortunately my e-mail does not support "read receipt".

Could you please confirm by e-mail receipt of above representation to the planning application (DA0443/2019)

Thank you,

Regards,

Caroline Heine and Gavin Brahim

**Re: DA0443/2019, proposed redevelopment of land at 4 Hart Street, Newstead**

It concerns us that a block can be strata titled or subdivided without having to make it known to the surrounding property owners. Actions such as this may potentially bring discontent into a neighbourhood. We were never consulted by the developer about the proposed building plans.

Text in italics has been copied from the Planning Permit Application.

***10.4.3 Site coverage and private open space for all dwellings***

*A2 The proposed unit is provided with an area of private open space that is located between the proposed unit and existing residence and directly accessible from the dining space...*

The definition of the back yard of the property as a 'private open space' is questionable in this case, as although it is privately owned, it is not private from neighbours. The proposed development will have a direct impact on our property and those of our neighbours, being a dominant feature when viewed from back door and from our deck area. The same is applicable for the rest of 6 Hart having no private space at all with the second storey windows overlooking most of the backyard.

***10.4.6 Privacy for all dwellings***

*A2 First floor windows at least 3.5m from a side boundary...*

Although the proposed development meets planning regulations, it does not consider the actual situation in which the house will be situated. Unfortunately 3.5m is just enough distance to give the new townhouse an almost total and close-up view of our , effectively removing any pretence of privacy on our property.

If children are playing in our yard, there is nowhere for them to go without being watched by strangers. This also applies to our neighbours at . When children are playing in their backyard it will also be possible for others to watch them at all times.

We have all settled in this area for the quiet and unique character of the streets around us. We value those organically developed community assets that we all helped to create.

The City of Launceston is promoting a nationally important heritage city and emphasises this special character. The insertion of a generic townhouse into the small backyard of 4 Hart Street will create unnecessary housing density, altering the character of this part of Newstead. Tightly packed townhouses such as the proposed development are not part of the existing character of the area, and will be extremely incongruous with the old properties along Elphin Road (both sides) and Hart Street (6 Hart Street being the first house there, built in 1900).

A townhouse in the middle of this small space, sitting almost on the fence lines of 6 existing houses, will impact on every single property around it.

We are not averse to development in general but a two story townhouse would impact too strongly on our ability to lead a quiet and private life in our homes. A granny flat or one story unit would be something we could live with. With more sensitive design, such a proposal could have been put forward, giving the developers the income without the impact on the surrounding houses. However the proposed 'unit' appears to be a generic catalogue Rossiter home placed in the back yard of the existing dwelling without regard for appropriate use of space. It appears to have little architectural merit (in contrast to the buildings around it) and will not add long-term architectural value to the area.

This proposal will add no value, aesthetic or financial, to the area, existing homes or the lifestyle of the present residents.

On the contrary, the loss of value to our homes/properties and loss of our privacy will be for the sole financial gain of an investor, since the owner, as far as we know, has no plans to live on the property of 4 Hart Street.

We have worked hard and saved to get to where we are now and object to having a two storey building ruining our financial position and our quiet lifestyle.

Already this is affecting my concentration at work and having no privacy in my own backyard any more will certainly affect my health. Second storey windows cannot even be blocked out by trees or a higher fence line.

The biggest problem, however, will be the traffic in this part of Hart Street. This section of the street is the original street and is narrower than the continuation past Olive Street. We already have to cope with excessive traffic congestion during school hours, with buses driving through and cars parked along the road. Adding 2-3 more cars coming out of a small lane way will put further strain on it.

Please consider this objection and we urge you to encourage the developers to consider a more sympathetic development should they be resolved to go ahead with their proposal.

Yours sincerely,

Caroline Heine and Gavin Brahim

## Submission to Launceston Council

**RE: DA0443/2019, proposed redevelopment of land at 4 Hart Street, Newstead.**

This submission refers to sections of Launceston's present Planning Scheme and addresses those sections where we think the proposed development at 4 Hart Street, Newstead fails to comply with the spirit and letter of the Scheme. Comments for submission are italicised.

### 3.3 Managing growth for a changing population

3.3.1... Launceston and the northern region are witnessing declining household size with smaller families and increases in single-person households. ... A fall in household size is likely to lead to falling demand for traditional three to four bedroom family homes and increased demand for smaller more manageable dwellings...

#### **Comment:**

- *The proposal is for a dwelling with three bedrooms. Does the developer expect a reversal in the trend to falling demand for this kind of dwelling and if so based on what data, or does the developer intend to rent the dwelling to multiple occupants or rent it as an AirBnB?*
- *The building envelope, in the backyard of an existing small house at 4 Hart Street, Newstead, is a very limited space. Newstead is not inner city Sydney or Melbourne where space is such an issue that the construction of a dwelling such as the one proposed should be so easily justified.*
- *What therefore is the developer's justification for the introduction to a mature neighbourhood in this section of Hart street, of a two storey dwelling with mean living spaces which will sit almost on the fence lines of four existing homes, two of which will lose privacy, one of which will lose views, and one of which will bear the burden of increased human and vehicular traffic on the easement?*
- *The proposed townhouse will share a single easement with the three existing homes at 4 Hart Street, 2 Hart Street and 127 Elphin Road. Given that the plan includes three bedrooms, the proposed development could potentially result in two to four additional vehicles accessing the easement on 2 Hart Street and/or parking on Hart Street itself, which is already congested with cars parked half on the road and half on the footpaths.*
- *This proposed townhouse will add no value, aesthetic or financial, to the area or to existing homes or to the lifestyles of present residents. The proposed dwelling will constitute a potential invasion of privacy to two adjacent properties, one of which houses young children. The overlooking windows to all neighbours' properties is as important as open space and shadowing; Council must be aware of specific incidents in which neighbours have been accused of "visual harassment" in relation to this issue of privacy. We have visited two of the adjacent properties and it is obvious that there are potential problems in this regard. We are not aware of Council regulations that would reduce the chances of litigation occurring.*
- *Since the developer removed the established pittosporum and birch tree, the rear section of the existing dwelling at 4 Hart street has become clearly visible from the laundry window at*

As we use the laundry basin for several purposes it is natural to look out of the window, thus there is an increased chance that we could be accused of “visual harassment” by the residents at 4 Hart street when we are simply going about our usual household tasks (see photograph 3, below). This situation is indicative of the generally poor regard for the broader community environment inherent to this development application.

- The proposed townhouse will also create potential security issues for the residents at 2 Hart Street, who have no idea how many vehicles or individuals will be accessing the easement on their property or at what time of day or night, both during and following construction of the proposed dwelling; this is particularly the case if the dwelling is rented out to multiple occupants or as an AirAnB.
- Council’s interim development plan correctly identifies a need to reduce urban sprawl by encouraging and enabling people to live closer to the CBD. This need however should be balanced by adequate consultations that address the needs and expectations of local residents whose lives may be adversely affected by development that alters the shape and culture of their communities.

### 3.5 Promoting a nationally important heritage city

3.5.1... Recognising the City’s heritage, and ensuring that it is respected, and where possible enhanced through future development, are key community concerns that are central considerations in the planning scheme...

...The attractiveness and special character of Launceston comes from both its heritage values but also from the authenticity and unspoilt nature of the streets and suburbs. Housing styles and density, consistent architectural features, landscaping, fences, street trees and lot layout all assist in creating a special character. **Newstead**, Trevallyn and South Launceston, and many other areas, have discrete areas where there is a unique character valued by the community.

This diversity means a decision making process based on a ‘one size fits all’ approach is not appropriate to manage and enhance these special characteristics into the future.

#### **Comment:**

- *This proposal may be contrary to the spirit of the Planning Scheme (as set out above) which explicitly restates the community’s ‘strong desire that the character of the city be recognised and retained. Housing styles and density ... landscaping, fences, street trees and **lot layout all assist in creating a special character.***
- *This section of Newstead is characterised by modest “working class” dwellings on moderate sized blocks of land, including front yard ornamental planting and backyard trees and vegetable plots. These properties may not be formally recognised by Council as having heritage value in the conventional sense of the phrase, but they nevertheless constitute organically developed community assets that are valued by its residents. The insertion of the proposed dwelling into the small backyard of 4 Hart Street, Newstead will create an unnecessary housing density, cause dust and noise, increase traffic congestion and will thus detract from and significantly alter the character of this section of Newstead.*
- *The developer’s self-introduction to the neighbourhood consisted of an unannounced arrival of chainsaws and a tree mulcher during breakfast hours and the removal of a row of established pittosporum and an established silver birch tree from 4 Hart Street. The proposed development will result in the further removal of trees and vegetation, a net reduction in the green area in the street, and the obstruction of views from surrounding houses by a newly constructed two storey dwelling that is out of character in the neighbourhood.*

- *Does the developer or the developer's family intend living in the proposed dwelling, in which case why would the renovation and extension of the existing dwelling (which significantly contributes to the character of the street) not be sufficient for this purpose?*
- *If Council or the developer cannot provide plausible reason for increasing the density of housing in Hart Street, then the insertion of this dwelling is based purely on profit and is clearly contrary to the stated spirit and values of the Planning Scheme, which is a reflection of community desires, values and standards.*

#### **E4.6.2 Road accesses and junctions**

**Objective:** To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions

**Comment:**

- *The proposed development will add further traffic congestion to the section of Hart Street between Elphin Road and Olive Street*
- *The section of Hart Street between Elphin Road and Olive Street is 1 metre narrower than the section north of Olive Street (see photographs 1&2, below) and is subject to congestion at peak hours, in addition to being used by large buses and service vehicles to access the Launceston Preparatory School and the Newstead Christian College*
- *Earlier minor developments at 127 Elphin Road – which requires use of the same easement – resulted in periodic obstruction of traffic in this section of Hart Street. The narrowness of this section of road, in addition to the placement of a utility pole on the other side of Hart Street opposite the easement, made it difficult for service vehicles and trucks to enter the easement. Construction of the proposed dwelling will constitute a major development and potentially increased obstruction of traffic and increased risk of accidents on Hart Street.*
- *In 2018 a road accident occurred at the intersection of Hart Street and Olive Street, in which a car travelling on Hart Street was hit by another car, pushing it through a barrier fence and into the playground of the Launceston Preparatory School*
- *If the proposed development will result in further pressure on this high traffic area then Council could consider significant modifications to the aforementioned section of Hart Street, including modifications that would limit large vehicles including buses and modifications that would significantly slow the flow of traffic*

#### **Additional Comments**

- *Council has a legal responsibility to provide residents with adequate notice of development, in order that they may discuss the consequential implications such development may have for the value of their properties and for their right to quiet enjoyment of their properties. To deny residents early opportunity to respond to notices of development is to deny them natural justice.*
- *Developers have an ethical responsibility to effectively communicate their intentions with residents whose lives may be affected by any proposed development, and to discuss and resolve any anxieties the residents may reasonably hold in this regard. The owner of 2 Hart Street was not invited to discuss in any shape or form alterations to the easement on his land, but was instead presented with a letter of intent from the architect as a fait accompli. This letter may indeed be ethical business practice, but it is not moral and is a violation of his natural justice.*
- *Notice of application for a Planning Permit with regard to 4 Hart Street and 2 Hart Street was received by local residents in the post on 27 September 2019, with an invitation for*

*submissions to Council by 9 October 2019. The building plans attached to the Development Application, accessed on the provided web address, indicate that this development was comprehensively developed well in advance and suggest the developer had invested considerable resource in surveying and design planning. The fact that residents were totally unaware of this forward planning until notice was received with less than 14 days in which to make submissions is inequitable and violates the spirit and the letter of natural justice.*

- *Nobody in Hart street was aware that the property at 4 Hart street had been subdivided. We are not aware of any legal obligation by Council to directly inform residents of subdivision applications, but surely for Council to do so through letter drop or newsletter would constitute an improvement to its communication strategy.*
- *Nobody in Hart Street or Olive Street would express anti-development sentiments; this would be a denial of reality. Residents do express however their right to be respected by being provided with adequate notice of development that may adversely affect their right to quiet enjoyment of their lives and property. In the interests of natural justice it is only right that this development proposal be turned down or modified to prevent the imposition of a second storey, removal of further established vegetation and increased traffic congestion on the affected section of Hart Street.*

### Photographs (3)



1. *View of the relevant section of Hart Street looking southwest. 4 Hart Street is the second house on the left. Note the narrowness of this section compared to the northern section of Hart Street from which the photograph was taken.*





2. *View of the relevant section of Hart Street looking northeast to the intersection with Olive Street, illustrating how significantly narrower this section of the street is to that extending from the other side of Olive Street. 4 Hart Street is the second house on the right. The easement on 2 Hart Street is directly opposite the utility pole in the foreground, which restricts easy access to large vehicles.*



3. *View from the laundry window at [redacted] taken directly over the laundry basin, showing 2 Hart Street in the foreground and the back section of 4 Hart Street beyond. This view of 4 Hart Street was obscured by a row of established pittosporum and a birch tree before these were cut down by the developer. We have since planted the tree in the foreground to address the privacy issue but this will take some years to grow.*

Signed: Michele P Cochrane M P Cochrane Warren F Dawson W F Dawson

FILE No.	DAO443/2019		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCV'D		06 NOV 2019	LCC
Doc No.			
	Action Officer	Noted	Replied
	C WRANKMORE		

ECOPY: 1. MORE

General Manager  
Liton City Council  
PO Box 396  
Liton.

Liton 7250  
5 NOV. 2019

Re: Application PA0143/2019 - 4 Hart St, Newstead.

Dear Sir

We, Audrey & Anthony Dargan wish to place on record our opposition to the proposed building of a 2 storey / 3 bedrooms / double garage home in the back garden area of 4 Hart St.

The current home is now a rental property & why does the owner need to build another home in his property backyard yet does not wish to live here? Is financial gain the reason? We were not advised of the developers intentions until September & yet the plans would have been completed months before yet the owner mentioned it to no Hart St. residents even though he was here most days gardening.

The new owners of [REDACTED] were totally unaware of No. 4's plans when they gave nearly a million dollars for their home. Now they are unimpressed with what is planned as their view looks down over 4 Hart St. & they are not impressed with the thought of their green tree views turning into a large rooftop, nor will they have their horizon views.

More people moving into a new home at No. 4 means more cars, more noise, and problems for drivers entering and exiting the easement. It is a very tight area for current car users, so it will get very bad with more cars from rental properties.

Hart St. is very narrow & proves problematic with too much heavy vehicle usage already.

Also, will there be any form of security around the new dwelling as neighbours will be unable to rest easy with strangers coming or going.

We have experienced garden wall damage in the past due to heavy vehicles trying to get down the laneway or reversing out & causing problems.

When 127 Elphin Rd was being refurbished, congestion of traffic happened on a regular basis in Hart St.

It will be repeated with trucks once again trying to get in & out with housebuilding materials. Large trucks use Hart St. & ignore the 10 Ton load limit sign at the top of Hart St.

We were sorry to see the owner of No. 4 rip out so many trees, shrubs & bushes down the fence line he has next to the easement. No doubt he has plans to do the same to the back garden. It is a sad end for a great garden. When it is gone - it never comes back.

I have lived here for 50 yrs plus and hope I never see this happen to another home in our area. It is depressing.

Newstead has trees, grass nature strips & some lovely gardens, we should not destroy where we live - it is not moving forward, it is just wrecking an area that we really love. Developers are also destroyers.

Yours faithfully

Mrs. A. Dargan

Michael Stretton  
Launceston City Council

Dear Michael

Please find enclosed the reasons and concerns for my opposing the proposed development application No.D0443/2019 - Location [4 Hart Street](#) Newstead  
DA0443/2019

\* the proposed double story, or even if a single story development on a small area of land, is totally out of character with the surrounding neighbourhood

\* it would be a complete invasion of privacy for the close surrounding neighbours and result in a congestion/high density of houses in a very small area. How can it not be expected for existing neighbours not to oppose this is beyond me. People who have resided here for many years on a standard block of land would find it devastating to have something like this built next to them. I am sure, very sure, that the majority of Launceston landowners would feel the same, if they were in the same position.

\* According to the law , I have the burden of the right way over my land (ownership), when ownership does not exist I have found that duty of care by users does not exist. My 'tilting' front concrete fence will hold testament to this. If I question about damage, users have no knowledge? From experience, because of the narrowness of the right of way, usage by large vehicles should not be allowed. Increased usage will only increase the risk of damage and reduce duty of care. In addition, there is a security issue with usage of unknown people/ vehicles using the right of way.

\* Increased vehicle usage in Hart St between Elphin Road and Olive Street will only add to the already existing congestion/parking/traffic flow problems we already have.

Personally, I have found that that the process involved, when in opposition to opposing a development application is quite unnerving and intimidating when given no notification or information from the developer/owner. When you are not conversant in law, you can only help but feel "steam rolled".

Regards  
Brian Brazendale



## Submission to Launceston Council

**RE: DA0443/2019, proposed redevelopment of land at 4 Hart Street, Newstead.**

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### 3.3 Managing growth for a changing population

3.3.1... Launceston and the northern region are witnessing declining household size with smaller families and increases in single-person households. ... A fall in household size is likely to lead to falling demand for traditional three to four bedroom family homes and increased demand for smaller more manageable dwellings...

#### *Comment:*

- *The proposal is for a dwelling with three bedrooms. The building envelope, in the backyard of an existing small house at 4 Hart Street, Newstead, is a very limited space. Newstead is not inner city Sydney or Melbourne where space is an issue.*
- *Council's interim development plan correctly identifies a need to reduce urban sprawl by encouraging and enabling people to live closer to the CBD. This need however should be balanced by adequate consultations that address the needs and expectations of local residents whose lives may be adversely affected by development that alters the shape and culture of their communities*
- *What is the developer's justification for the introduction to an already concentrated neighbourhood, of a two storey dwelling which will sit almost on the fence lines of six existing homes, some of which will lose privacy and others of which will lose views?*
- *The proposed townhouse will share a single easement with the three existing homes at 4 Hart Street, 2 Hart Street and 127 Elphin Road. Given that the plan includes three bedrooms, the proposed development could potentially result in two to three additional vehicles accessing the easement on 2 Hart Street and Hart Street itself.*
- *This proposal will add no value, aesthetic or financial, to the area or to existing homes or to the lifestyles of present residents.*

### 3.5 Promoting a nationally important heritage city

3.5.1... Recognising the City's heritage, and ensuring that it is respected, and where possible enhanced through future development, are key community concerns that are central considerations in the planning scheme...

...The attractiveness and special character of Launceston comes from both its heritage values but also from the authenticity and unspoilt nature of the streets and suburbs. Housing styles and density, consistent architectural features, landscaping, fences, street trees and lot layout all assist in creating a special character. **Newstead**, Trevallyn and South Launceston, and many other areas, have discrete areas where there is a unique character valued by the community.

This diversity means a decision making process based on a 'one size fits all' approach is not appropriate to manage and enhance these special characteristics into the future.

**Comment:**

- *This proposal may be contrary to the spirit of the Planning Scheme (as set out above) which explicitly restates the community's 'strong desire that the character of the city be recognised and retained. Housing styles and density ... landscaping, fences, street trees and lot layout all assist in creating a special character.'*
- *This section of Newstead is characterised by modest "working class" dwellings on moderate sized blocks of land, including front yard ornamental planting and backyard trees and vegetable plots. These properties may not be formally recognised by Council as having heritage value in the conventional sense of the phrase, but they nevertheless constitute organically developed community assets that are valued by its residents. The insertion of the proposed dwelling into the small backyard of 4 Hart Street, Newstead will create an unnecessary housing density, and will thus detract from and significantly alter the character of this section of Newstead*
- *Since the recent sale of 4 Hart Street a row of established pittosporum and an established silver birch tree have been removed from the block. The proposed development will result in the further removal of vegetation from the block, a net reduction in the green area in the street, and the obstruction of views from surrounding houses by a newly constructed two storey dwelling that is out of character in the neighbourhood*
- *What is the developer's stated necessity for the proposed dwelling, and through what demographic research has the developer determined any demand for an increase in housing density in Hart Street?*
- *Does the developer intend living in the proposed dwelling, and if so why would the renovation and extension of the existing dwelling (which significantly contributes to the character of the street) not be sufficient for this purpose?*
- *If Council or the developer cannot provide plausible reason for increasing the density of housing in Hart Street, then the insertion of this dwelling is clearly contrary to the stated spirit and values of the Planning Scheme, which is a reflection of community desires, values and standards.*

**E4.6.2 Road accesses and junctions**

**Objective:** To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions

**Comment:**

- *The proposed development will add further traffic congestion to the section of Hart Street between Elphin Road and Olive Street*
- *The section of Hart Street between Elphin Road and Olive Street is 1 metre narrower than the section north of Olive Street and is subject to congestion at peak hours, in addition to being used by large buses and service vehicles to access the Launceston Preparatory School and the Newstead Christian College*
- *Earlier minor developments at 127 Elphin Road – which requires use of the same easement – resulted in periodic obstruction of traffic in this section of Hart Street. The narrowness of this section of road, in addition to the placement of a utility pole on the other side of Hart Street opposite the easement, made it difficult for service vehicles and trucks to enter the easement. Construction of the proposed dwelling will constitute a major development and potentially increased obstruction of traffic and increased risk of accidents on Hart Street.*
- *In 2018 a road accident occurred at the intersection of Hart Street and Olive Street, in which a car travelling on Hart Street was hit by another car, pushing it through a barrier fence and into the playground of the Launceston Preparatory School*

- *If the proposed development will result in further pressure on this high traffic area then Council could consider significant modifications to the aforementioned section of Hart Street, including modifications that would limit large vehicles including buses and modifications that would significantly slow the flow of traffic*

#### **Additional Comments**

- *Council has a legal responsibility to provide residents with adequate notice of development, in order that they may discuss the consequential implications such development may have for the value of their properties and for their right to quiet enjoyment of their properties*
- *Developers have an ethical responsibility to effectively communicate their intentions with the residents, whose lives may be affected by any proposed development, and to discuss and resolve any anxieties the residents may reasonably hold in this regard. Is it the case that the developer has signed a statutory declaration that such consultations were in fact carried out? If so, then how to explain the fact that some residents say they were not in fact directly consulted by the developer?*
- *Notice of application for a Planning Permit with regard to 4 Hart Street and 2 Hart Street was received by local residents in the post on 27 September 2019, with an invitation for submissions to Council by 9 October 2019. The building plans attached to the Development Application, accessed on the provided web address, indicate that this development was comprehensively developed well in advance and suggest the developer had invested considerable resources in surveying and design planning. The fact that residents were totally unaware of this forward planning until notice was received with less than 14 days in which to make submissions is inequitable and violates the spirit and the letter of natural justice*
- *Nobody in Hart Street or Olive Street would express anti-development sentiments; this would be a denial of reality. Residents do express however their right to be respected by being provided with adequate notice of development that may adversely affect their right to quiet enjoyment of their lives and property. In the interests of natural justice it is only right that decision on this development proposal be delayed beyond the 9 October deadline.*