

Council Meeting - 12 November 2020 - Agenda Item 9.3
Attachment 4 - Representations - 13 Como Crescent Newstead

Chief Executive Officer
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

11-10-2020

Dear Sir/Madam,

I am writing to object to the proposed development application DA0518/2020 for a proposed double story, 3-bedroom home at 13 Como Crescent, Newstead.

This development will greatly impact the ability to enjoy the backyard of my father's residence at [REDACTED]

Issues in point form

- Lack of privacy due to height & Proximity
- Shading of the garden – for enjoying the sun in the garden in the afternoon /evening
- Impact on my father's ability to continue to grow his own produce due to the shading of the garden - Financially this will impact on him if he is required to purchase produce fruit / vegetables if he cannot grow his produce due to decreased sunlight.
- Shading of the clothesline – my father is a pensioner who dries all his clothing on the clothesline – shading the clothesline will impact him financially if required to use a dryer.
- Impact to the property's value – due to the shading of the garden from a 2-story house with garage 1.5m from the boundary.

My father is an 81-year-old avid gardener, who grows all his own vegetables throughout the year for himself, other family members and friends. This development will overshadow his garden, greatly affecting his ability to provide himself with fresh vegetables for his health and wellbeing. By casting the garden in shade, this will impact him financially, as well as impacting my father's physical and mental wellbeing.

My father's only real physical exercise is his vegetable garden, with the proposed development decreasing the amount of direct sunlight in the garden this would greatly affect my father's physical and mental health. Tasmania has some of the highest percentages of vitamin D deficiency with the medical risks of Vitamin D deficiency well documented particularly in relation to Tasmania. My father loves nothing more than (when not tending to his vegetable garden) sitting out in the back yard in the afternoon in the sun.

One of the wonderful things about [REDACTED] has always been the wonderful sunny backyard that all members of the family love to enjoy.

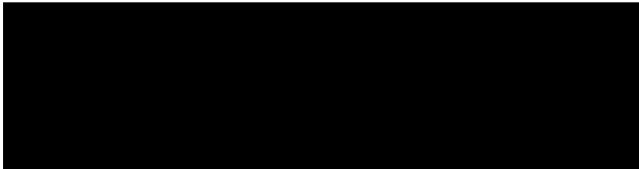
[REDACTED] has been owned by the Corkery family for over 65 years. Having a large 2 story home at the rear of a reasonably small suburban block with a 1.5m set back from the boundary line will negatively impact the property value overshadowing the property.

This development would negatively impact on my father, sister and niece's way of life and the sense of privacy and freedom to enjoy their home and garden. Negatively impact the health and wellbeing of my father and my sister and niece who reside at [REDACTED]

Please reconsider the application for strata development - application DA0518/2020 for a proposed double story, 3-bedroom home at 13 Como Crescent, Newstead.

Kind Regards

Donna Baker (nee Corkery)



[REDACTED]

From: Peta Corkery [REDACTED]
Sent: Tuesday, 13 October 2020 3:37 PM
To: Contact Us
Subject: DA0518/2020

Ms Peta Corkery
[REDACTED]

10/10/2020

Chief Executive Officer
Launceston City Council
[PO BOX 396](#)
[LAUNCESTON TAS 7250](#)

Dear Sir

As a resident of [REDACTED] strongly object to the development application DA0518/2020 for a proposed double storey 3 bedroom home which would be 1.5 meters from the boundary and would impinge upon the ambience and amenity of my life in so many ways.

- 1) lack of privacy due to height and proximity.
- 2) the structure will completely take away our ability to grow our vegetables which sustain the entire family because the whole garden will be entirely in shade.
- 3) Our clothes line will be in shade.
- 4) our ability to sit outside to enjoy the late afternoon sun (as is our wont) will be gone.
- 5) The Corkery family have owned [REDACTED] for 65 years and has been occupied by 4 generations in peace. This DA is showing no consideration for our way of life.
- 6) this will impact on the value of our property and detract from the resale value if ever sold - even from one generation to the next.

I would consider it if they would like to build a single storey unit or granny flat at a distance of the original house at number 13 - subject to height. We are a family of sun lovers and strongly object to having a large structure placing our back yard in shade for a large part of every day.

The shade diagram has the date of the [21/06](#) but the sun is also low for many months of the year and I believe the shade would engulf the back yard. Even with daylight saving the yard would be covered in shade and would stop us enjoying the space when it is normally sunny until late evening. Why is a shade diagram not provided for all months of the year?

My daughter and other children from our street can play rugged up in winter on the back lawn from 1530 onwards until called for dinner. I can supervise from the kitchen window while preparing our meals. Without the sun it would be too cold for them to do this. Our small front lawn doesn't give scope to play and supervision is impossible.

To deprive my father of his vegetable garden at the age of 81, which keeps him active and very healthy would affect him physically and mentally. This garden and lifestyle of sitting in the sun brings him great joy and is of paramount importance. Our intention is for my father to never go to a home, and therefore I want him to be able to enjoy his home as he has always done, after all, the rates have been paid to the council for

65 years and I expect us to continue enjoying the amenity that has been paid for.

I look forward to your response.

Sincerely

Peta Corkery

Sent from Peta's iPhone

[REDACTED]

From: Peta Corkery [REDACTED]
Sent: Tuesday, 13 October 2020 3:43 PM
To: Contact Us
Subject: DA0518/2020

Categories: Lisa

Barry Corkery
[REDACTED]

10/10/2020

Chief Executive Officer
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

Dear Sir

I have lived at [REDACTED] for the majority of my life, a property which is owned by my extended family, and I object to the proposed building of a two storey home to be built at Number 13 Como Crescent, which will be next to the back garden of [REDACTED]

I am a keen gardener and for all my life I have grown and supplied the vegetables for my entire family. With the height of the intended building my garden will not produce because it will be in shade, I have a Hills hoist which will be shaded also.

I don't believe it is right that one neighbour can build to this size to the detriment of others. At the present time there are three generations living here at [REDACTED] who all enjoy their lives outdoors and we would consider a plan if it was to build a one storey house subject to position and roof height, but the size of what is proposed is inconsiderate.

You are welcome to come to my property and see the difficulty it would pose to my family.

Also I don't think anyone would ever want to buy my property with the back yard shaded, so I am looking at loss of property value as well.

I look forward to your reply.

Sincerely

Barry Corkery

[REDACTED]

From: Pat Corkery [REDACTED]
Sent: Tuesday, 13 October 2020 4:17 PM
To: Contact Us
Subject: DA0518/2020

Pat Corkery
[REDACTED]

Chief Executive Officer
PO Box 396
LAUNCESTON TAS 7250

13/10/2020

Dear Sir

I strongly object to the DA0518/2020 lodged by the owners of 13 Como Crescent (who have only bought the property in the last two years).

The application is to erect a double storey 3 bedroom home (strata titled) at the rear of the existing home with no care or thought to the total destruction of the amenity of [REDACTED] a family who have lived resided there for 65 years through four generations.

The shade pattern done on the 21/06/2020 shows the entire back yard of [REDACTED] would be in shade all day with the exception of approx 0830-1130. This means with the low sun this would apply from part May until late September. Yes, that is the prescribed 3 hours but nobody is home during those hours. The clothes line, entire vegetable garden and lawn would be shaded and rendered unproductive. From October the shade would apply from late afternoon when outside activities are normally taking place.

The solid wall of the proposed dwelling is the requisite 1.5 metres from the boundary fence but does not take into account the eaves and spouting.

If this DA is approved by Council as "ticked the boxes" it is harsh, unconscionable and oppressive, and the planning scheme is seriously flawed. In the past it was that a neighbour could not destroy the amenity of another when Council were permitted to use empathy, guts and brains. Never would they have allowed a "Jonny come lately" to completely destroy the amenity of a family who has paid rates for 65 years and lived an active outdoor life on their own property, and not to mention the devaluation of the property. I feel one or both dwellings at number 13 will be sold so [REDACTED] will be permanently ruined for greed.

[REDACTED]

From: [REDACTED]
Sent: Sunday, 18 October 2020 11:34 PM
To: Contact Us
Subject: DAO518/2020

Categories: Anne

Donald Corkery
[REDACTED]

18/10/2020

Chief Executive Officer
Launceston City Council

Dear Sir/Madam

I'm a part owner of [REDACTED]

I object to the proposed building development application DAO518/2020 of a two storey unit at the rear of 13 Como Crescent Newstead.

The two storey unit will only be 1.5 meters from our boundary fence, the amount of shade in the months of June and July could cover the majority of our back yard, which could leave frost on the ground all day.

This could negatively impact the value of our property if we wish to sell in the future.

I would have no objection to a single storey house or unit being built in the same area.

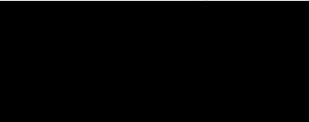
I look forward to your response

Sincerely

Donald Corkery

From: Peta Corkery
Sent: Sat, 17 Oct 2020 10:37:41 +1100
To: Contact Us
Subject: DA0518/2020

Ms Peta Corkery



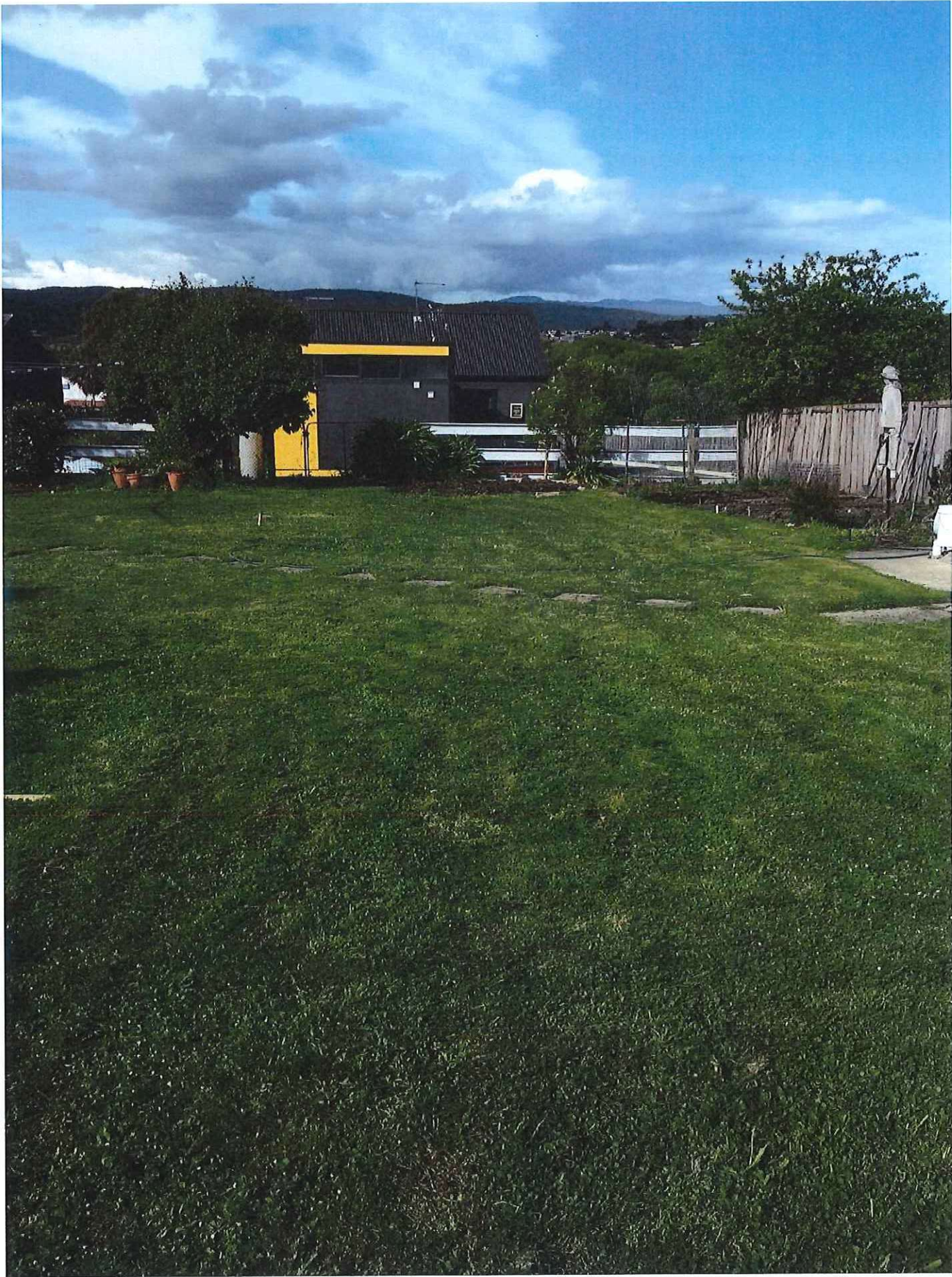
17/10/2020

Attention: Mayor and Councillors
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

Dear Sirs and Mesdames

Please find attached photos to support my objection to DA0518/2020 for the proposed 3 bedroom double storey strata titled development for 13 Como Crescent Newstead.

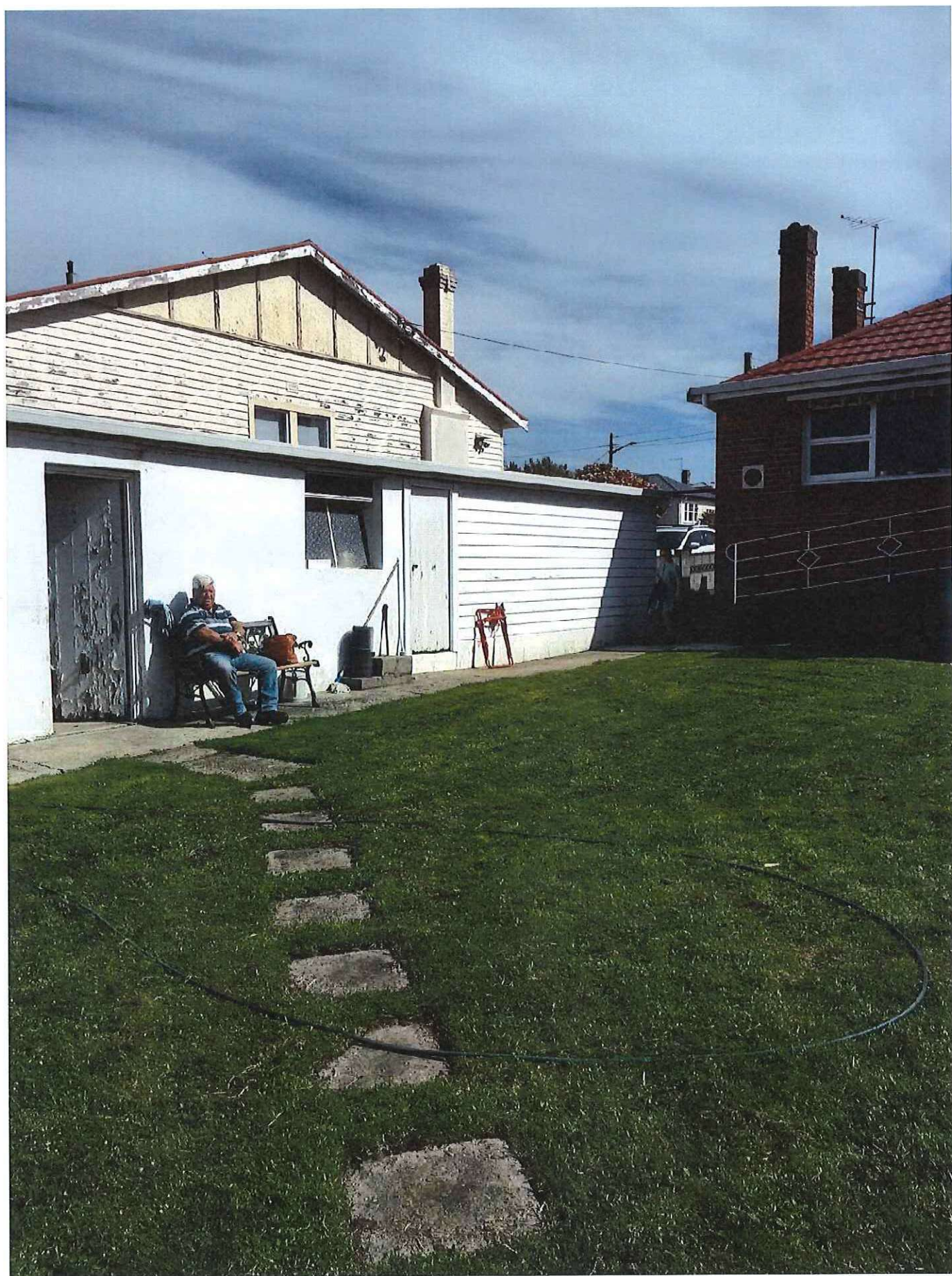
- * These photos shows our yard is beautiful and sunny.
 - * It shows my fathers productive vegetable garden which provides for our whole family.
 - * This garden keeps him physically fit through exercise, provides necessary vitamin D which helps prevent physical and mental deterioration.
 - *Please note the position of the clothes line.
 - * This is my daughters only play area.
Please distribute to all Councillors.
- Sincerely
Peta Corkery (resident)











[REDACTED]

From: Brian Khan [REDACTED]
Sent: Monday, 19 October 2020 5:28 PM
To: Contact Us
Subject: DAO518/2020

Categories: Robyn

Chief Executive Officer
Launceston City Council
P.O. Box 396
Launceston Tas 7250

Dear Sir

As a resident of [REDACTED] I have for a number of years i.e since 1967 lived in close proximity to Como Crescent and appreciated in its Village atmosphere and believe that the development application DAO518/2020 will detract from this closed residential area , refer former council planning officers stating this was a closed residential area.

Council did not preserve the load limit on this area for a number of years , resulting in heavy transport travelling to Penquite Road from Hoblers Bridge Road.

Council to its credit rectified this situation making it a desirable residential area by preventing entry from Hoblers Bridge Road.

The property 13 Como Crescent has had a number of owners over the past few years and the long term occupant of [REDACTED] the :Corkery Family : have lived there , the third generation is now there and great grand daughter also resides making it the 4th generation.

The occupant Barry Corkery has a fine :Vegetable Garden : and we call him the :Peter Cundall: of Newstead , the proposed development will take away the sun from his garden.

Because of his generosity many of Newstead elderly receive vegetables , which his green fingers grow and his caring nature to those :Refugees : who are renting in this area .

The Council never wanted to destroy the Village atmosphere of Newstead , because as former Mayor Alderman the late Max Cleaver stated the Coles K Mart to be the main shopping centre.

The Corkery,s have 65 years of living in Como Crescent , why destroy their life style , by inappropriate development.

Yours Faithfully
Brian P. Khan

[REDACTED]

Sent from [Mail](#) for Windows 10

[Redacted]

From: John Cassidy [Redacted]
Sent: Thursday, 22 October 2020 10:59 AM
To: Contact Us
Subject: BARRY CORKERY - 15 COMO CRESCENT - NEWSTEAD
Attachments: 15 Como Crescent - LCC Letter 22.10.2020.docx

Chief Executive Officer
Launceston City Council,

Please find a letter in relation to the Permit Application [Redacted]

I'm a friend of Barry and it is disturbing that common sense doesn't seem to apply these days.

Regards, John.

John Cassidy
Scheduler

The Australian Reinforcing Company

[Redacted]

[Redacted]



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22/10/2020

Chief Executive Officer
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

Dear Sir

I have been a constant visitor at [REDACTED] for many years and I'm surprised and amazed to find that the new application of his neighbour will form a sun trap in nearly the total block. Considering the location and morning views is beautiful all year round, but this enjoyment will disappear because of a proposed double storey building intended for a neighbour.

During the current COVID crisis we have always stayed outside with social distancing occurring with Barry sitting on the same bench seat that his parents enjoyed when they were living there.

Barry Corkery is an avid & proud gardener with his independence of his own vegetables all year round depending on the season. Knowing how Barry appreciates the independence it is beyond my comprehension to know what an 81 year would feel if his garden is taken away. Also the joy he gets from his daughters and grand daughter from visiting for home cooked items from the garden.

I have been told that 3 hours of sunlight is acceptable, but when it falls in the early part of the morning when it is not being used, as Barry is often doing other things early morning and his daughter and granddaughter are at school and work - it is useless.

Barry & his family love to sit in the sun in the afternoon especially in the summer evenings and that will be taken from them under these plans. Plants and lawn can't survive without a considerable amount of sunlight. Any gardener knows this to be true.

Surely there is a way for common sense to be used in these circumstances. Nothing is black or white with only one winner in this scenario. Wouldn't the planning or approval process be considered on a case by case basis. Strata Title on a common house block seems rather typical of today's thought process into the future.

Sincerely

John Cassidy

Mr John Cassidy
[REDACTED]





[REDACTED]

From: [REDACTED]
Sent: Wednesday, 28 October 2020 2:36 PM
To: Contact Us
Subject: FW: 14 A. Como Crescent
Attachments: IMG_20201028_125945_resized_20201028_015020441.jpg

Categories: Anne

Refer DAO518/2020 Planning this is the inappropriate development for this residential area and should not be repeated , unlike [REDACTED] have not infringed on the area amenity , residents will attest that the owner of [REDACTED] quite often has a large motor home parked outside this residence , he must have an alternative parking facility for this motor home.

Brian P Khan

Sent from [Mail](#) for Windows 10

[REDACTED]
Sent: Wednesday, 28 October 2020 1:50 PM
[REDACTED]
Subject: 14 A. Como Crescent

Sent from my HUAWEI P30 Pro on the Telstra Mobile Network



[REDACTED]

From: [REDACTED]
Sent: Wednesday, 28 October 2020 2:21 PM
To: Contact Us
Subject: FW: 6Como Crescent
Attachments: IMG_20201028_130216_resized_20201028_014859806.jpg

Categories: Anne

Refer DAO518/2020

[REDACTED] Como are examples of compatible building in Como Crescent with out infringing on the relaxation , amenity and rights of their neighbour.

Brian P.Khan

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: Wednesday, 28 October 2020 1:49 PM
To: [REDACTED]
Subject: [REDACTED]

Sent from my HUAWEI P30 Pro on the Telstra Mobile Network

