

Council Meeting - 12 November 2020 - Agenda Item 9.4
Attachment 5 - Representations - 28 Denman Road Trevallyn

[REDACTED]

From: Michelle French [REDACTED]
Sent: Monday, 19 October 2020 2:04 PM
To: Contact Us
Subject: 28 Denman Rd

I am a resident of [REDACTED]
I live at [REDACTED]
I object to the building of another dwelling on 28 Denman Rd Trevallyn
I object because it will change the nature of the street
It will cause more traffic and noise and dust and dirt and potential future trends and trouble

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[REDACTED]

From: Ngaire McC [REDACTED]
Sent: Friday, 16 October 2020 3:48 PM
To: Contact Us
Subject: DA0543/2020 - 28 Denman Road, Trevallyn

Categories: Robyn

Chief Executive Officer
Launceston City Council

Dear Sir

DA0543/2020 - 28 Denman Road, Trevallyn

I am concerned about the impact of this proposed development at 28 Denman Road, Trevallyn. The development impacts the existing dwellings in terms of sun and privacy, which devalues the amenity and the value of these neighbouring properties.

The new dwelling at the rear of the block effectively overlooks the entirety of the back yard of [REDACTED] and, with the deck on the boundary, it is intrusive. It seems unreasonable that such a large deck is situated on the boundary. The height and composition of the 1.7 metre high privacy screen is of concern. From my point of view it is inevitable that it will be used to augment the living spaces, which will create additional noise in this generally quiet neighbourhood.

The complete lack of privacy for [REDACTED] with decks overlooking both front and back yards, and the fact that all the bedrooms are situated along the southern side of that house, is of concern. It would certainly devalue that property in my eyes if I was looking to purchase it.

I am also very concerned about the blocking of the sun until very late morning in winter, on at least half the house at [REDACTED]. That house has windows on it's eastern side to catch sun and this overshadowing will have a significant impact on that property. It seems unreasonable to disadvantage the current owners by effectively building a two storey barrier some 2 metres from their eastern boundary. I feel that setting a precedent whereby the current property owners will be disadvantaged by a new development is concerning for all residents in this area.

Whilst I understand the need for a level of higher density, I am also concerned about the issues of traffic on the steep, narrow roads in Trevallyn. What are Council's plans for this suburb?

Thank you for your consideration of this submission.

Yours faithfully
Ngaire McCrindle

[REDACTED]

8 October 2020

Representation for 28 Denman Road Trevallyn

DA No: DA0543/2020

APPLICANT: CM & JL Edwards

LOCATION: 28 Denman Road Trevallyn

PROPOSAL: Residential – Demolish of an outbuilding; Construction of alterations and additions to existing dwelling and a new dwelling

DATE OF NOTICE: 03/10/2020

Thank you for the opportunity to make a representation on the proposed dwellings for 28 Denman Road, Trevallyn.

We live [REDACTED] and the proposed alterations to the above property cause us great concern on a number of accounts.

As stated in the Launceston Planning Scheme, Section 10.4.2 Setbacks and building envelope for all dwellings, new dwellings should have a distance of 4 m from the rear boundary. It can be clearly seen on the plans that a 4m setback is marked on the plans (page 4 of 12) but that the building exceeds this boundary by 1.7 metres. The angle of our block makes this new building 2.3 m from our fence. The profile of this new dwelling towards our back garden and kitchen will create a 5.2 m wall sloping up to a 6.9 m total building height.

The imposing nature of this structure on our aspect of the property significantly causes an unreasonable loss of amenity by overshadowing the private open space of our back garden, visual impacts of the dwelling when viewed from our adjoining lot and most importantly a reduction in sunlight to our kitchen.

One of the most enjoyable aspects of our property is the morning sun which streams into the kitchen of a morning. This morning sun will be blocked by the new dwelling which is openly shown in the proposed plans on page 6 of 12, with the 21 June 9AM sun shadow angle.

In addition, the other room which will be impacted by the loss of morning sun is a bedroom which is currently being converted into an office as we enter into a new way of working due to COVID-19. This morning sun provides warmth to the house and workspace, especially in winter.

We would welcome the opportunity to discuss these plans further.

Kind regards,

Edward and Robin Barnes
[REDACTED]