

REPRESENTATION REGARDING DA 0543/2020  
28 DENMAN ROAD, TREVALLYN  
APPLICANT: C & J EDWARDS

8<sup>th</sup> October, 2020

General Manager,  
City of Launceston,  
PO Box 396,  
Launceston TAS 7250

Dear Sir,

I live at No. [REDACTED] to the proposed development at No. 28.

I recognise that building and renovating is a positive thing, but I feel I have to strongly object as my privacy and the effect on the amenity of the area will be compromised with this new build. The houses in the street are all east/west facing, while the house being built in the backyard will be north/south facing, no house on any of my boundaries overlooks my garden or my bedroom. The views are to the East, there are no views up hill to the north.

The new build will be overlooking my entire backyard and my bedroom, affecting my privacy as well as feeling a level of anxiety about spending time in my garden, which I do a lot, more so now given the new way we're living and spending more at home.

The main objection is the addition of 2 large decks which are both facing the main bedrooms at either corner of my home and the proximity of them to my boundary, both extending beyond the planning setback of 1.5m from the side boundary, if I'm reading it correctly, the deck is only 140mm from the side fence?

I understand that these will both be screened as per the guidelines but at only 1.7m most people will be able to look straight across and into my bedroom.

I'd also like to query the dimensions, as the plans indicate that my house and the existing property at No. 28 are in line, where in fact that house is about 1500mm further back from the line of my house.

Are there details as to how the excavation for the build will be done? My house was built in the 1950s and still has the original windows – I'm concerned about vibrations potentially breaking the glass. My land also sits higher than No. 28 so would also like to ensure there's no slippage.

I'd be very happy for you to visit my property so you can see just how close the decks will be to my house. I know that development is a good thing and that planning is based on Zones and Standards and I appreciate that this is required but I'm also hoping that some discretion can be considered in this situation, and perhaps there's an alternative way for this development to be done. I hope that my right to privacy is equally balanced with the applicant's right to build.

Thank you for your consideration.

Kind regards

Susan Henshaw  
[REDACTED]