

Council Meeting - Agenda Item 9.1
Attachment 4 - Representations - 30 Kerry Court Summerhill - 11 February 2021

From: rjcb10 rjcb10
Sent: Fri, 11 Dec 2020 11:53:34 +1100 (AEDT)
To: Contact Us
Subject: Development Application DA0724/2020 Response
Attachments: Response to DA0724 2020 Pg 1 of 2.jpeg, Response to DA0724 2020 Pg 2 of 2.jpeg

Attached is a response to Development Application DA0724/2020 from some of the [REDACTED] to that property.

A day time contact number for this response is - [REDACTED]. Thank you.

Development Application No. DA0724/2020

I am writing in regard to the above application number and request that you decline this application based on the following reasons –

Firstly, in regard to shadowing, the shadow diagrams in the application show that, in winter, significant shadowing would occur across the yards of [REDACTED] Court (the residence [REDACTED] and [REDACTED] Street (the residence [REDACTED] on to the property). As it is common for frost to occur in winter in this area it would mean that the residents would not be able to have the frost thaw and then enjoy some much needed winter sunshine in their yards, because the shadowing would be there for a significant part of the day (from 10am until at least 3pm according to the diagrams). Considering that in winter it gets light later in the morning and dark earlier in the afternoon/evening, this would mean that for the majority of daylight hours their yards would be partially or fully shaded. Not only would this affect the chance of getting much needed sunshine in Tasmania's cold and bleak winter months but it would also greatly affect the ability to grow certain plants such as vegetables and fruit (both in winter and the warmer months). As this would be on a permanent basis (unlike trees or shrubs which can be trimmed or chopped down) this should not be allowed to happen.

The second reason, being privacy problems, is of even greater concern than the first reason, especially in regard to [REDACTED] Street. The height of the building, because it is a 2-storey design, means that considerable privacy will be lost for the 3 main [REDACTED] properties of [REDACTED] Court, [REDACTED] Court and [REDACTED] Street. It is totally inappropriate to have a 2 storey building permanently overlooking the back yards of these properties and is unfair for the residents living there.

The third reason is in regard to street parking. The application states that "street visitor parking in the locality is common and is accommodated easily on the street". This is actually incorrect – visitor parking is not accommodated easily on the street because it is a dead end street. Any parking on the street outside of 30 Kerry Court makes it difficult for cars from [REDACTED] Court to exit onto the street. At times the residents (or their visitors) from both 30 Kerry Court and [REDACTED] Court choose to park partly on the road and partly on the path (or fully on the path and nature strip) which then causes problems for pedestrians needing to use the path. This is especially not good for parents with pushers, prams or small children as they then have to go onto the road. Considering that Kerry Court is a dead end street the aim should be to reduce the amount of cars and traffic, not increase it.

Lastly, the fourth reason is in regard to housing density – as there are already 2 properties on one block at both [REDACTED] Court and [REDACTED] Court, it seems totally inappropriate for 30 Kerry Court to add another building, especially considering that it is 2 storey with 3 bedrooms. This would mean that over an area of 4 residential blocks, instead of there being 4 residences (which was probably the original intention considering block sizes) there would now be 7 residences which is almost double what there should be. Again, this is particularly not good for a dead end street. While I realise that more housing is needed in Launceston, this is not the right type of street or area for that.

To those who are making this decision, I ask you this – Would you be happy to have your home and yard shadowed and have your privacy permanently affected in these ways? If the answer is that you wouldn't be happy about it then please don't approve this application.

If there were to be an extra residence built at 30 Kerry Court then it should definitely only be single storey, although even a single story residence would still cause parking problems. However, there should definitely not be a double storey residence built there because it is simply not fair for the people living at the neighbouring residences (especially at [REDACTED] Street). So we strongly request – please decline this application.

Yours sincerely,

[REDACTED]

MRS ROMA J. COENEN-BROAD

[REDACTED]

[REDACTED]

MR MICHAEL SAUNDERS

[REDACTED]

[REDACTED]

MR PHILIP J. BROAD

[REDACTED]

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[REDACTED]

MRS RONA J. COENEN-BROAD

[REDACTED]

[REDACTED]

MR PHILIP J. BROAD

[REDACTED]

[REDACTED]

MR MICHAEL SAUNDERS

[REDACTED]