

Deputation (in part): re 4A View Road
Application Details: DA-2019-585
Development Proposal: Multiple Dwellings

Submitted by the owners of 6 View Road Mount
Pleasant - Rosemary Waldron-Hartfield and
Brenton Hartfield

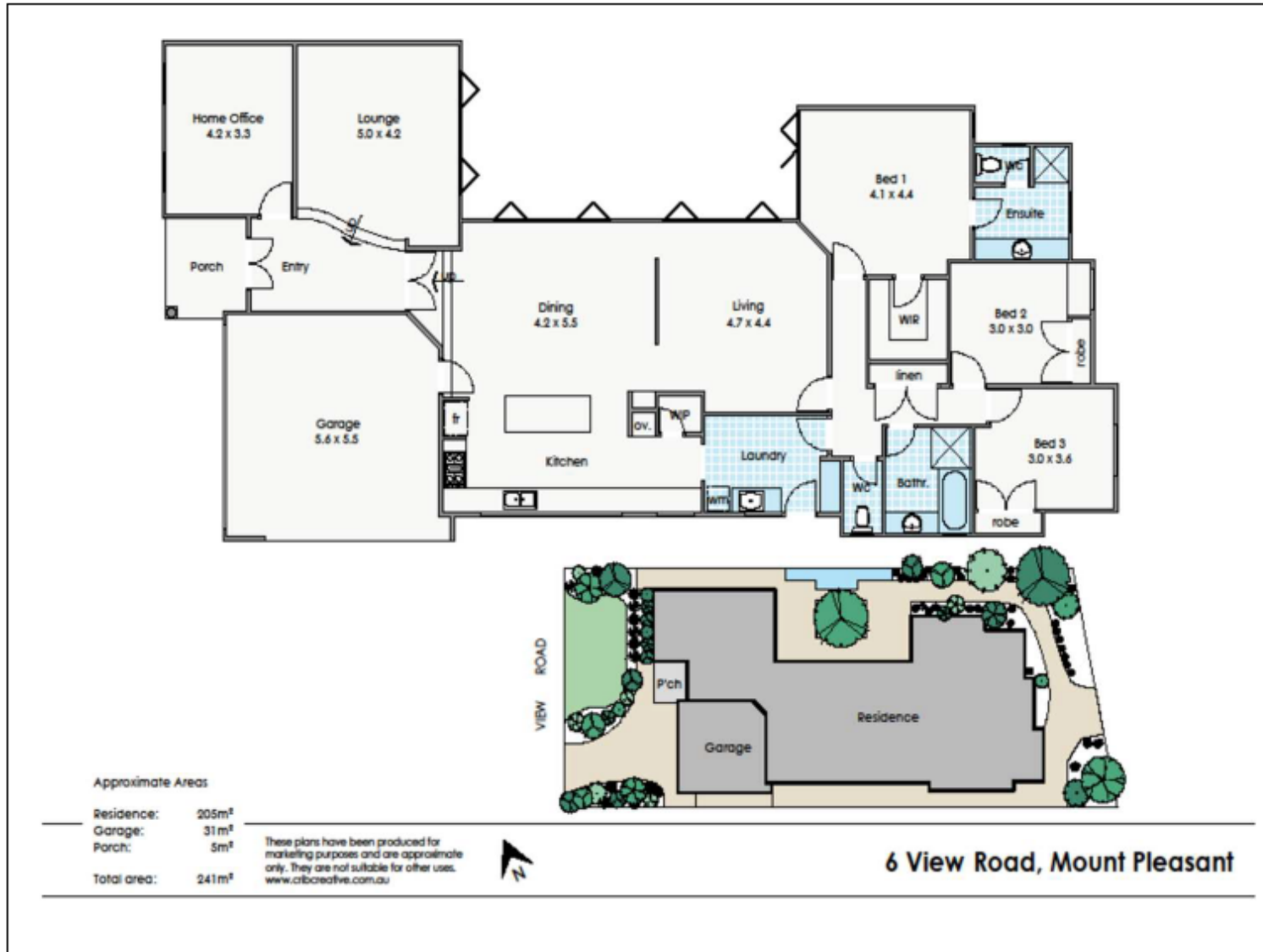
What rights do we have?

- We say that as owners of property still zoned R20 we are entitled to the protection afforded to that zoning and in particular, to our right to reasonable solar access in the winter – the same right we appropriately need to afford to our R-20 neighbours
- We cannot be left in a void where we don't have the rights applicable to our own R-20 zone but also don't have the rights of the denser R-ACO zone

What we stand to lose

- Our access to light to every one of our living rooms (lounge, dining/kitchen, family room, study) and to our main bedroom
- Our access to light to our outdoor living area
- The enjoyment and value of our property will be greatly diminished and the impact on our lives will be significant

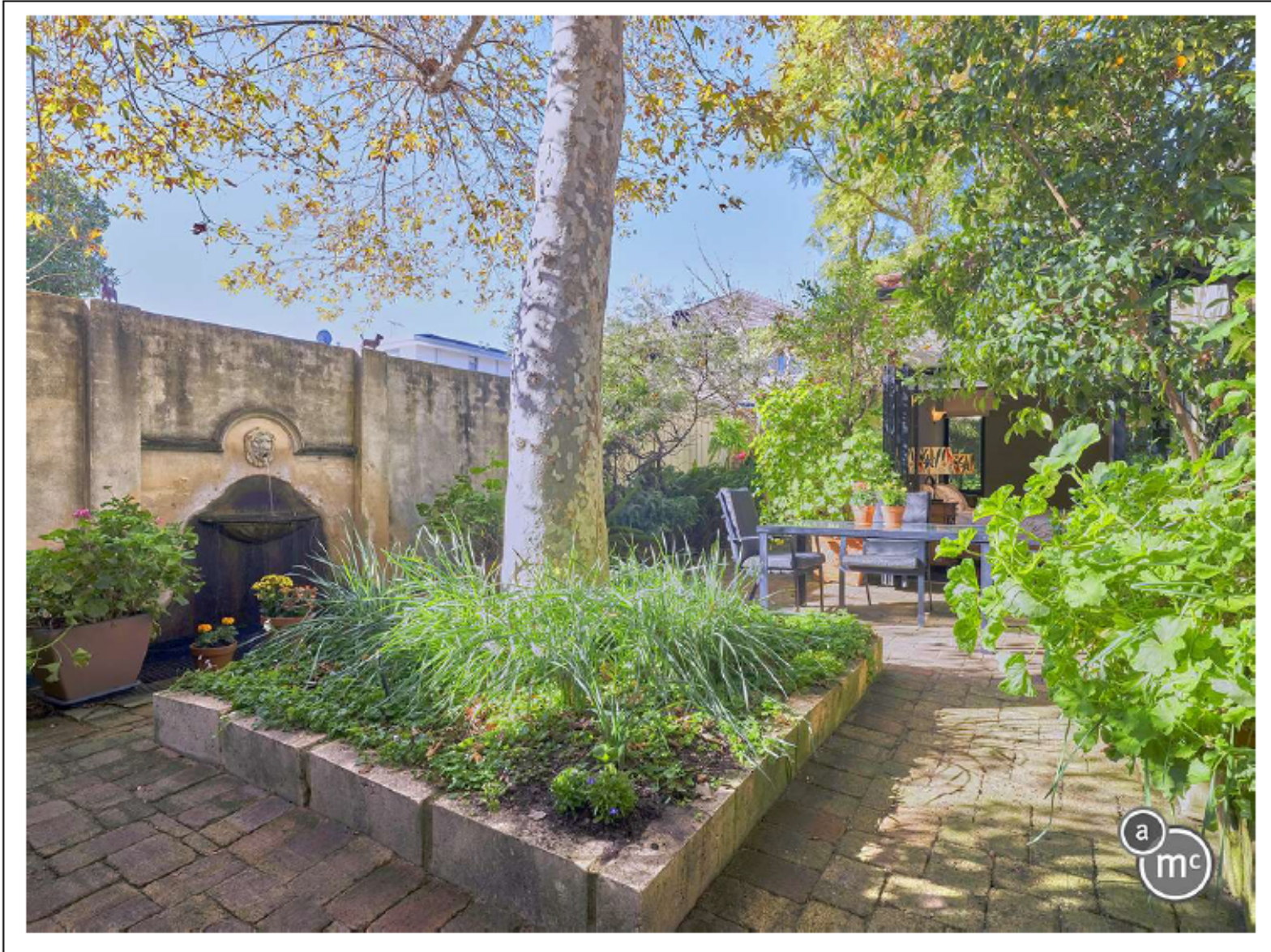
Deputation – Ms Waldron Hartfield – Item P19/3822 Three Multiple Dwellings – 4A View Road, Mount Pleasant



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What we ask

- It cannot be acceptable planning to permit a property zoned R20 to lose its winter solar access to every one of its living areas (indoor and outdoor)
- This is inequitable and totally unconscionable
- We ask you Councillors, as elected representatives of the residents of this City, to acknowledge that planning is not just about buildings, it is about people and their quality of life - and to not allow our quality of life, our amenity, indeed our basic need to have access to winter sunshine in our home - to be brushed aside as an irrelevant consideration



Deputation to Agenda Briefing Meeting DA-2019-585 4A View Road

Margie Tannock – Partner



4A View Road – R Codes and CBACP

- Unprecedented issue in CBACP area
- Complex interpretation of legislation is required
- Status of R-Codes vs CBACP is unresolved
- WAPC has not contemplated this
- Council cannot decide without expert opinion
- WAPC – external expert – SAT ruling
- **CBACP area is a priority for future development**
- **Cannot afford to get this wrong**
- **Poor decision = dangerous precedent for whole area**
- **Council needs expert advice**