

WTCC Deputation, Tues Mar 6 2018 re; Proj. No DA211/M04417

Thank you, your Worship, and Councillors for the opportunity to address you concerning the development proposed for No 4 Selby St., Kurralta Park. I will address the past, present, & future?

1. **No 2 Selby St;** currently 18 three story units under construction, Category 1 condition
 - 1a- 1 metre from rear boundary, only half a metre setback from the Northern boundary,
 - 1b- Top balcony overlooking beautiful "private screened" swimming pool next door at No4 Selby St. Privacy now gone.
 - 1c- Owner of No4 sells partly because of this impending loss of his privacy.
2. **New owner of No 4 Selby St** lodges plans under Category1 conditions for a 6 story development of 20 units. No notification required to neighbors?
 - 2a- Problem for owners of the rear dwelling at U4/34 Mortimer St. who last year, installed 14 solar panels at a cost of thousands of dollars.

Loss of 75% of electricity generating capacity from these panels when in the shadow of the "new 6 story units". (From my own experience when prospecting and moving panels from shade to sunlight). Total loss of sunlight from rear garden area. Will No4 Selby St. owners be charged with being an **environmental nuisance?** Will these people in Mortimer St. be compensated by whom for their loss? Council or Government or who?

3. **Future maintenance** painting of 3 story units at No 2. **Paint guaranteed for 7 years.** Painters recommend **every 10 years to re-paint.** How the hell will a painter squeeze into a space ½ m. wide and 3 stories up on the northern boundary of these units to paint? Painting 6 story?
4. **Visitor parking/traffic congestion?**
 - 4a- Present parking capacity in Selby St. between Anzac Hwy. and Mortimer St, is **12 vehicles** parked bumper to bumper. (Parking only allowed on one side of the street. Sunday 25 Feb at 6.50am. there were 10 cars parked in front of these dwellings, no more cars could be parked because of spacing)
Only 3 visitor car parks at **No2 for 18 unit** occupiers? Some occupiers will have two vehicles. Where will they all park, on the moon? *what about garbage bins?*
At No. 4, another 20 unit occupiers and extra visitor vehicles; some will park in the garages, others in the street. This situation will cause serious congestion in that section of Selby St. If these developments install entry security gates as has happened at the rear of 137 Anzac Hwy. which contains **84 units and locally known as "Alcatraz"**, it will cause further bedlam, congestion and safety concerns to the existing parking dilemma. Will this part of Selby Street No's 2 & 4 etc. become known as the **"Horrible Hebel Hovels"**, especially if the corner house at the end of Selby St., No 139 Anzac Hwy, is eventually sold to a developer who may already own adjoining vacant land at No 141, 143, and 145 Anzac Hwy?
5. **Will the Council** in its wisdom, "pressure" the Government to **redefine/change** the zoning in this area maybe from Category 1 to Category 2 thus enabling local residents and their **elected local Council representatives** to have some input into how they would like their neighbourhood to grow?
6. Or will we all be dictated to by remote **"NIMBY" Government members** who just want to **"Rack'em, Pack'em and Stack'em"?**

Thank you. Kevin R Kakoschke OAM

6/3/2018