

From: Sudheesh Kumar S <sudhish20@gmail.com>
Sent: Friday, 22 May 2026 10:15 AM
To: Development
Subject: Objection for the development on Lot 1 SP 346979

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Dear Council Planning Team,

I am writing to formally object to the proposed subdivision of the vacant land located directly opposite our home.

Development site
Where: 14- 18 Guyana Court, Darling Heights
Ref: RAL/2026/2354

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22/05/2026
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REGIONAL COUNCIL

The proposal to divide this site into three separate lots is of significant concern to us and several neighbouring residents. Our concern is that each of these lots appears large enough to potentially accommodate a duplex dwelling. If this were to occur, the development could result in up to six separate dwellings being constructed on the site.

We believe this level of development would constitute overdevelopment for our street and would have a substantial impact on the surrounding neighbourhood.

Our concerns are outlined below:

Excessive Density dividing the land into three lots creates the possibility of up to six dwellings if duplex homes are approved on each lot. This would represent a considerable increase in density compared with the existing character of the area.

Traffic and Parking Impacts six dwellings could result in a significant increase in the number of vehicles using the street, creating additional traffic and increased pressure on on-street parking.

Loss of Privacy If two-storey or duplex dwellings are constructed, neighbouring homes may experience overlooking and reduced privacy.

Noise and Disturbance A development of this scale would likely increase noise levels and reduce the quiet residential nature of the street.

Impact on Streetscape and Neighbourhood Character There are already several duplex developments in our street. Allowing additional high-density development may further alter the character of the area and make the streetscape feel overcrowded.

Impact on Our Property, our home is located directly opposite the proposed development site. Any large-scale or high-density development would have a direct

impact on our outlook, privacy, enjoyment of our home, and potentially the value and market appeal of our property.

For these reasons, we respectfully request that Council carefully consider the cumulative impact of this proposal. In our view, retaining the site as a single lot, rather than subdividing it into three lots, would be far more appropriate and would better preserve the amenity and character of the neighbourhood or controlling the construction of duplex or townhouses.

Thank you for considering our submission.

Kind regards,

Sudheesh Soman
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Darling Heights
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