

Narelle Jarry on behalf of Barbara Jarry (Submitter Number 655)

Subject - Urban Intensification Variation - Lay Witness Evidence

Specific provisions of my Submission:

I am opposed to the change to zoning from LDRZ to MDRZ in the vicinity of Sunset Lane, Star Lane and Peregrine Place, and the border situated mid-block to the south of 76, 78, 86, 88, 90 and 92 Hensman Rd as described in Figure 1 below:

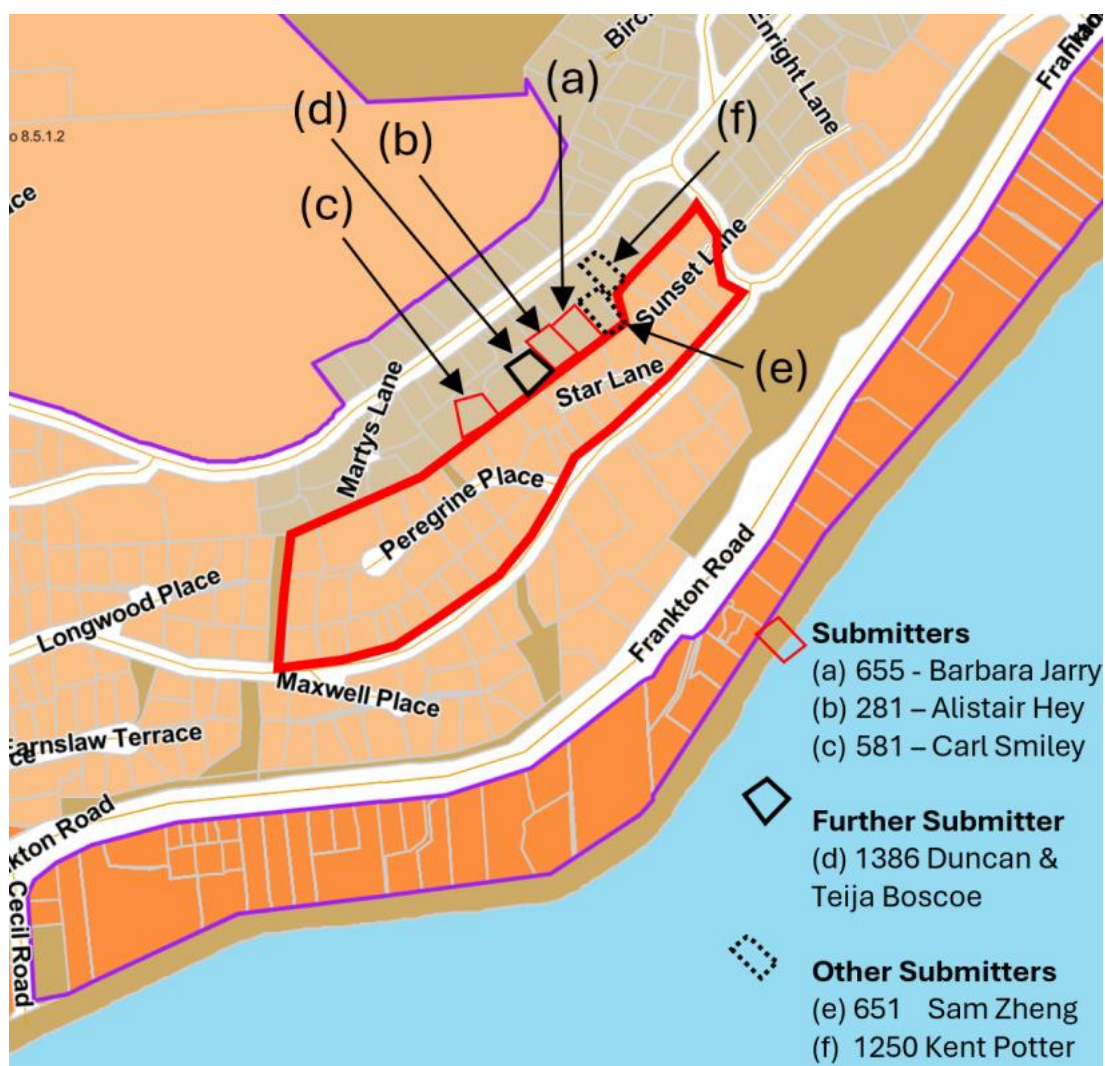


Figure 1

1. My mother, Barbara Jarry, owns the property at 78 Hensman Road. To the south are the houses on Star Lane that are proposed to be rezoned to MDR. To the east are the houses on Sunset Lane, (where my mother owned 4B Sunset Lane for 15 years), which is also proposed to be rezoned as MDRZ while 78 Hensman remains a LDRZ.
2. As a home owner and rate payer for over 24 years my mother has lived experience of residing in the area that Council has, via its Accessibility and Demand Analysis, identified as having the lowest accessibility rating and therefore being of low priority for rezoning from LDRZ to MDRZ.
3. I am heartened that the Council's experts now support amending the MDRZ boundary to run along the southern boundary of these lanes and, for the most part, this outcome would satisfy the key concerns raised in our submission. In that context, this evidence is simply intended to provide the panel with some brief real life experience that supports the boundary being shifted ideally to either to Panorama Terrace, or the southern side of the lanes.

Accessibility

4. A key justification for the zoning change appear to be Council's own Accessibility and Demand Analysis yet that analysis identifies this area as having the lowest accessibility rating. From my experience, this is an accurate assessment.
5. I walked with my daughter to Queenstown Primary School throughout 2022 while we resided at my mother Barbara's property 78 Hensman Road. We often walked along Panorama Terrace, which is the route someone would walk from the proposed new MDR zoning on Sunset Lane, Star Lane, or Peregrine Place. Over the three school terms we encountered not a single other child walking to or from school. In winter my daughter, despite wearing trail running shoes, slipped on the ice covered path and fell. The likelihood of people injuring themselves in such a fall is very high.
6. Walking as a commuting method, carrying a briefcase/laptop, carrying shopping bags and walking in work attire is a different proposition to merely 'going for a walk'. In my experience walking to town from our properties on both Sunset Lane (within the proposed MDRZ) and

Hensman Road, I am careful to wear hiking boots or running shoes, carry a backpack, and be prepared for a workout.

7. Alternatively, the walk to the bus stops on Frankton Road involves a hugely steep descent or ascent up Hensman Rd. Again, even as a fit 50 year old, my teenage children and I cannot walk up this road without stopping to catch our breath a number of times. I can vouch that my mother Barbara who is 79 and in good health has never been able to walk to town over the 24 years of owning property in the area.

Traffic

8. The very real potential for increased traffic and parking caused by the proposed zoning change is also of concern to us. I have regularly observed cars and taxis driving up Star Lane, and with no ability to turn around, having to reverse back down again as there is not space for two cars to pass one another, nor can they do so on Sunset Lane where my mother owned a home for 15 years. Neighbours were constantly in negotiations due to cars being parked across driveways and navigating past each other due to the narrowness of the lane and the inability to turn around without using someone's private drive. The plan change will only add pressure to this situation.

Amenity values

9. The homes built at 76, 78, 86, 88, 90, and 92 Hensman Rd are all architecturally designed to capitalise on the view, which in realty is the primary reason for living in this area. The potential for medium density development to the south of our properties has the potential to significantly affect our views, privacy, and access to morning sunlight and is of significant concern to us.

4 August 2025

Narelle Jarry (on behalf of Barbara Jarry)