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To: [DA Submission Mailbox](#)
Subject: Online Submission
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16/09/2019



RE: DA2019/0939 - 128 Queenscliff Road QUEENSCLIFF NSW 2096

The development as planned would significantly impact on the direct light received throughout winter to unit 4 and to a lesser degree, unit 6 of 130 Queenscliff Road. Having lived at this address for six years, and without the proposed development, the eastern windows (main bedroom and sole living area for the apartment) receive direct light for a few hours during mid-winter. With this proposed addition, the direct light received by these windows, in particular the living area due to an overhanging balcony, would be greatly reduced if not eliminated.

The submitted shadow diagrams do indicate that there would be a loss of light to impacting all windows within units 4 and 6 of 130 Queenscliff (although the positioning of the units and windows on the lot is not included), however the diagrams appear to incorrectly position the angle of light at solstice based on experience over the past 6 winters. It appears that the angle of shadow was based on north running top to bottom of page approx. 50 degrees off where north lies (despite the addition of a north key).

Additionally, it appears that the proposed plans do not comply with the Council's controls - specifically, the proposed addition is stated as having a height of 7.70 meters above adjacent ground level, with the wall situated 900mm from the boundary, while the control is for a setback of 3m for wall heights above 6.5m. The current house is two storey, split over three levels due to the slope of the block, with this addition it will have a section of three storeys, significantly increasing the height of the structure at the rear.

There is additional concern for units 5 and 7 of 130 Queenscliff Road in losing all sight lines of Manly through both the proposed wall and privacy screen structures.

Kind regards,
Michelle