

From: [REDACTED]
To: [Council Mailbox](#)
Subject: TRIMMED: Submission re DA2020/0666 - 128 Queenscliff Rd, Queenscliff
Date: Monday, 13 July 2020 11:30:29 PM
Attachments: [Submission to Northern Beaches Council Regarding DA2020-0666.pdf](#)

Please forward this email and attachment to the appropriate officer – Georgia Quinn(?)

Submission regarding DA2020/0666 – 128 Queenscliff Rd, Queenscliff, 2096.

We, the owners of [REDACTED], strongly object to DA2020/0666.

Our reasons are:

1. Significant loss of ocean views from [REDACTED]
2. Winter overshadowing of units at [REDACTED].
3. Non-compliance with side boundary envelope and side wall height requirements.

We request that the current DA be rejected.

Please find attached our detailed submission.

As indicated on the NBC website, we request that our personal information (e.g. phone number, address, name, email address) be redacted.

[REDACTED]
Owners of [REDACTED]

Contact email: [REDACTED]

Contact phone: [REDACTED]

Submission to Northern Beaches Council Regarding DA2020/0666

Extension to the existing building at: LOT 3 DP 16941 - 128 Queenscliff Road Queenscliff

We, the owners of [REDACTED], strongly object to DA2020/0666.

Our reasons are:

1. Significant loss of ocean views from [REDACTED].
2. Winter overshadowing of units at [REDACTED].
3. Non-compliance with side boundary envelope and side wall height requirements.

We request that the current DA be rejected.

Please find details regarding our objections below.

1. Significant loss of ocean views from [REDACTED]

Please note that we raised this objection to a previous DA submitted by 128 Queenscliff Rd.

The proposed extension will deprive our unit of views over Queenscliff Beach to the ocean, and obscure the iconic view of St Patrick's. This can be seen by comparing Photo 1 (balcony view from our unit) to Photo 2 (balcony view from downstairs, [REDACTED]). Photos 3 & 4 also demonstrate the negative visual impact on the main living areas of unit [REDACTED], created by the existing wall of 128 Queenscliff Rd.

The floor-plans of [REDACTED] and [REDACTED] are identical: Unit [REDACTED] being directly beneath Unit [REDACTED] (see Fig 1). Both balconies face the proposed development. Thus, should the development proceed, the wall height of 128 Queenscliff Rd will increase substantially, eliminating much of the expansive view available to unit [REDACTED] creating a much less attractive outlook - similar to unit [REDACTED].

The existing view from [REDACTED] is very desirable, and contributes substantially to the appeal of the unit. Apart from the enhanced amenity, such an ocean view also contributes significantly to the property's real estate value. If the proposed development occurs, we believe it would be seriously detrimental to the existing amenity and current property value.

Additionally, we urge NBC to reject the arguments advanced by the applicant's STATEMENT OF ENVIRONMENTAL EFFECTS, pages 19 and 20.

Step 1 acknowledges the value of a Queenscliff Beach sight-line, but then argues that since some other view remains there is no real loss to our unit. This is obviously false – a valuable and valued part of the vista will have been lost, there is no compensating factor in play.

Step 2 states that developing 128 Queenscliff Rd while preserving the view from unit [REDACTED] is probably not possible. We agree with that assessment. However, we do not agree that the applicant's plans

are more important than our established amenity. Step 2 is also incorrect in implying the loss would be of a seated view only. Photo 1 shows this error.

Step 3 assumes that the value we place on the current sightline to Queenscliff beach is not significant in comparison to the views that will remain. This assumption is incorrect – we highly value the existing view.

Step 4 acknowledges the non-compliance regarding wall height and building envelope. This is not a reason to conclude that our view loss is acceptable, rather it is a reason to reject the current proposal.

2. Winter overshadowing of units at [REDACTED].

See Fig. 2. The additional shadow will block winter sunlight in a number of unit windows in the block. More significantly, it will block sunlight to the nearest balconies after 9am as the shadow tracks to the south east during the morning.

3. Non-compliance with side boundary envelope and side wall height requirements.

As admitted in the STATEMENT OF ENVIRONMENTAL EFFECTS, the proposed extension is non-compliant on at least 2 counts. The claim is that the non-compliance is minor. No reason for this assessment is given other than saying the desired outcome necessitates the structure being non-compliant. We suggest this is not a valid argument.

Appendix – Supporting Images



Figure 1 – floor-plans for [REDACTED] and [REDACTED].

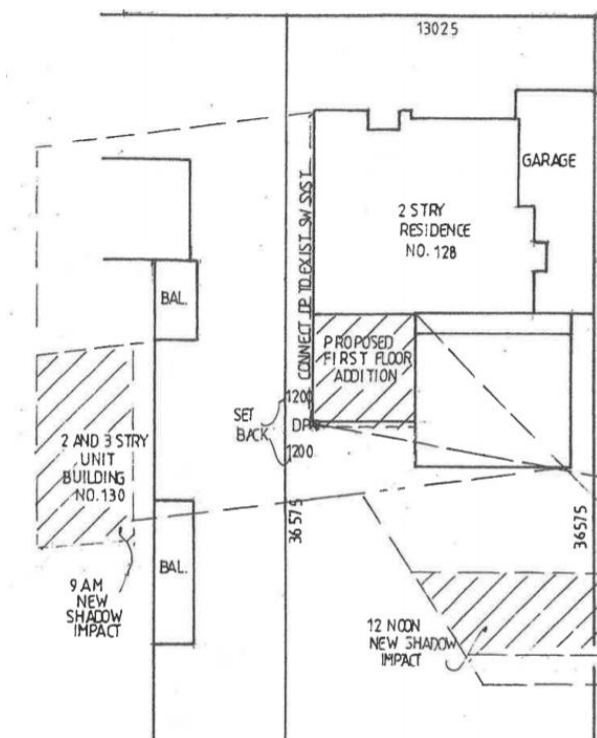


Figure 2 – shadow diagram



Photo 1 - Existing view from balcony of [REDACTED] – note this view is visible from all parts of the balcony, both when sitting and when standing. It is also visible from the living room and dining area through the balcony doors.



Photo 2 - View from balcony of unit [REDACTED]. The balcony of [REDACTED] is overhead.



Photo 3 - View from lounge area of unit [REDACTED], through balcony doors.



Photo 4 - View from lounge of unit [REDACTED] through balcony doors.