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**Subject:** Online Submission

01/09/2019

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**RE: DA2019/0845 - 68 A Queenscliff Road QUEENSCLIFF NSW 2096**

Submission of Objection to the Development Application  
DA 2019/0845 - 68A Queenscliff Rd

I am an owner in block 53 Queenscliff Rd (on the submission wrongly identified as block 55)

I strongly object to development application DA 2019/0845 which proposes a new application for development at 68A Queenscliff Road.

The development is not permissible under the current planning regulations which require adherence to the following:

**Building Height and bulk:**

The application smacks of a disregard for Council planning controls which set a maximum height limit of 8.5m height limit. The proposal exceeds the 8.5m height limit by up to 3.3 metres with a proposed maximum height of 11.8m as calculated from drawings. The development proposal must be either rejected as a result of the height limit exceedance or amended to adhere to the 8.5m limit. Any development proposal for this property must adhere with the 8.5m height limit planning control and must be designed to prevent:

- The current poor design with excess bulk and scale
- Excessive floor space outside of the maximum building envelope
- Rooftop lift overrun, lift motor and plant room structures
- Rooftop plant
- Rooftop terraces

**Views:**

The application shows a complete disregard for the rights of existing residents as the proposed development fails to adequately consider the principal of view sharing. It attempts to show that it has demonstrated reasonable view sharing from surrounding properties however the view analysis incorrectly identifies both the 53 and 55 Queenscliff Rd buildings and shows incorrect heights and numbering of apartments.

This Application dramatically blocks out significant beach and ocean views enjoyed by a number of residents over many years as a result of its height limit exceedance and poor design and fails to demonstrate the view loss compared to the actual views - instead it references a previous development application.

The loss of view to actual views resulting from the proposal is considerable and not consistent with the principals of view sharing. Furthermore, alternate elevator systems are available which do not require view obtrusive rooftop lift overrun structures and lift motor rooms which dramatically exceed the 8.5m height limit.

Loss of view will cause a significant reduction in the value of my apartment and others in the street.

#### Neighbourhood Character:

The application does not provide a design which adequately considers the character of the neighbourhood with a proposal that does not attempt to sympathise with the local beach environment.

#### Parking & Traffic:

The application fails to provide adequate off-street car spaces which, under Council planning requirements, is required to provide 13.5 spaces however the proposed development has grossly reduced the available off street parking to only 6 spaces falling short of Council's planning controls by 7.5 car spaces.

The Traffic Impact Statement prepared by Traffix attempts to address the shortfall in parking provisions by incorrectly stating the current development is of a comparable size and scale to the proposed development. This is a completely false assumption as the proposed development greatly exceeds both the existing floor area and building envelope. The Traffic Impact Statement also fails to address the imposition of a higher demand on on-street parking due to the failure of the proposal to provide sufficient off-street parking. This is particularly important given the development includes 2 commercial properties with no provision for visitor parking. The proposed development also fails to provide any accessible car spaces which is a requirement of the BCA for class 2, 5, 6 and 7 buildings where Councils planning controls require the development to provide a total of 13.5 car spaces.

Also to add: The current lack of street parking results in beach-goers and other street visitors constantly parking in front of my garage at block 53 and I often can't get my car out of my own garage. This new build without adequate parking will make the situation even more horrific than it already is.