

26 Aitken Avenue,
Queenscliff 2096
2nd July, 2022

Mr Alec Kellar,
Principal Planner,
Dear Sir,

I thank you for granting an extension to lodge my strong objection to Application number DA 2022/0646 concerning proposed demolition works and construction of a residential flat building at Lot 5 and Lot 6, 122 and 124 Queenscliff Road, Queenscliff. My property and residence is sited directly adjacent, on the southern side of the proposed development. Consequently it would be severely impacted, detrimentally, if the proposed building were approved. The council has already approved the construction of three apartments, immediately adjacent on our western side, even though they will overshadow our much frequented front patio. The council's reasoning was that we get sun at the northern end of our block. That will be impacted as well by a three storey building on the other side of the fence.

The proposed rooftop facilities, including spas, would present ongoing encouragement of noisy partying and revelling; consequently, the peace to which the neighbours are entitled would be shattered. As long standing rate payers, we should be protected from this.

Residents of the proposed flats would have a direct line of sight over our property, resulting in unacceptable loss of our privacy.

P.T.O

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An enormous underground car park to accommodate twelve cars is proposed. This would require the massive excavation of tons of sandstone over many months. We might be able to tolerate the noise of the sawing and drilling. However, it is unacceptable for our health and very lives, to be threatened by massive clouds of lethal silica dust which would, inevitably, contaminate our properties. It is the unseen finest particles of silica dust which settle in our lungs, when inhaled, resulting in silicosis. A specialist physician in thoracic diseases summarised the outcome only last week - "It will kill you."

It would be irresponsible of the council to approve this massive sandstone mining operation immediately adjacent occupied dwellings.

The danger would not even end with the excavation. Silica dust would be replaced by carbon monoxide fumes from twelve cars, which would, presumably, be pumped out of the underground garage to be inhaled by the neighbours.

Pollution from air conditioners and machinery could also impact.

We have a further concern arising from this massive proposed excavation. We have been living with all doors and windows closed, and no fresh air, for several months as the developer on our western boundary excavates sandstone to a depth of nine metres, with the council's approval! Recently, the path beside our house on that side fell in, due to the excavation! The developers have rebuilt the path; however, we are still waiting to see if our house moves!

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The last thing we need is another massive destabilization of our block on the northern side as well as on the western boundary.

I conclude by stating the obvious.
The proposed building is completely inappropriate on the southern side of Queenscliff Road, which is zoned R2 - Low Density Residential.
It would have an overbearing visual impact.
New buildings should improve the environment, not compromise it.

I urge the council to consider the future of Queenscliff. If you establish a precedent, you will open the floodgates.

There will be no turning back.

Yours sincerely,

[Redacted Signature]

