

29 September 2023

The Chief Executive Officer  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Local Planning Panel (NBLPP) Members,

**Submission to Item 5.1 of NBLPP – 4 October 2023 – DA2022/0646 (subject DA) at  
122-124 Queenscliff Road, Queenscliff**

This submission is in regard to the Assessment Report prepared by Alex Keller, the responsible officer for Northern Beaches Council to the NBLPP 4 October 2023 Meeting.

First of all, I am highly disappointed to find out that my objection letter submitted to council and Alex Keller via email on June 9 (dated 8 June 2023), has not been included or acknowledged in this Assessment Report, and I'm questioning how this could have been overlooked by council's representative as I clearly received a confirmation email in reply, stating that my email had been received by the council. I have attached a copy of my confirmation email from council to this submission.

I am therefore asking kindly that the Local Planning Panel is provided with enough time to thoroughly read and take into consideration this objection letter, in preparation for next week's meeting.

I am also asking that the Assessment Report by Alex Keller is revised to properly include referral to both of our submissions (29 June 2022 and 9 June 2023), or else I suggest that the meeting should be postponed to ensure that all submissions that have been done to council in relation to this case are considered and included.

On May 31 at 1:30pm, Alex Keller did a site visit at our property on 120 Queenscliff Rd. We discussed our concerns about the severe impact that the proposed development will have on our amenity, primarily due to its bulk and scale. We expressed that we still have significant objections particularly as our concerns raised in our initial objection letter from 22 June, 2022, have not been addressed in the amended plans for DA2022/0646.

In summary, we are particularly concerned about the severe impact the proposed development will have on our solar access, with an **almost complete loss of sunlight** to our private open space, as well as our primary living and dining area. As expressed by Alex during his site visit, we would literally have to sit in the corner of the pool in winter to get any sunlight at all in our private open space, which is clearly not acceptable. Furthermore, Alex also confirmed that the loss of solar access will result in significant darkening of our main living area, which is of concern.

We asked in our submission for an updated shadow diagram as the one submitted with the DA is incorrect and includes part of our property that is not counted as private open space. **Please note, this was confirmed by Alex on his site visit and he clarified that all the area to**

**the front of the property should be excluded from private open space calculations.**

Please refer to our submission dated June 8 for further images illustrating the loss of solar access.

In addition, the proximity of the proposed development will also result in **severe loss of highly valued water views of Manly Lagoon**, as illustrated by VIA assessment images in our submission letters dated June 8 and September 29, written by Karen Buckingham of Planning Progress, who is acting on our behalf. **Please note, this was confirmed by Alex at his site visit, but is not referenced in his Assessment Report.**

We are also concerned about the **loss of privacy** to arise from the proximity of the eastern elevation, the balconies and the new windows in the amended plans, which are directly overlooking our principal living space, as well as loss of privacy due to planned roof top terrace.

Included in our submission letter dated June 8 are also suggestions for how to overcome these impacts.

The fact that submissions from a direct neighbouring property that will be severely affected by the proposed development (DA2022/0646) have been left out of the final Assessment Report is hugely concerning and questions if this matter and all submissions have been objectively reviewed.

We understand that the meeting on October 4 is a closed session, however given the process issues we have been having with our submissions to council, and our exclusion from the Assessment report, if we could have representation at the meeting by Karen Buckingham speaking on our behalf to get a chance to address these matters in detail before the panel, would be highly appreciated.

Kind regards,

Dr Kristina Vikman

**120 Queenscliff Rd  
Queenscliff, NSW 2096**

