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**From:** Serena Eden  
**Sent:** 23/04/2025 7:13:45 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** [REDACTED]  
**Subject:** TRIMMED: Objection to Development Application DA2024/0635 – 93 Crown Road, Queenscliff NSW 2096  
**Attachments:** IMG\_9996.jpeg; IMG\_9995.jpeg; IMG\_9993.jpeg; IMG\_9994.jpeg;

To Whom It May Concern,

My name is Serena Eden Hodgson, and my husband is Jarrad Andrew Freakley. We reside at Unit 6, 95 Crown Road, Queenscliff NSW 2096. Our contact details are [REDACTED]  
[REDACTED]

We are writing in regard to DA number DA2024/0613 located at 93 Crown Road, Queenscliff NSW 2096.

We have reviewed the documentation and plans associated with this DA via the public portal:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=2579092>

We wish to strongly object to the current development application based on the following points:

1. 1. .Loss of Sunlight and Overshadowing

As per the DA plans available online, particularly the solar access diagrams and north elevation images (see attached), it is evident that this proposed development will significantly block natural sunlight to our property. In particular, we are deeply concerned about the complete loss of morning sunlight which our home currently benefits from throughout the year.

- \* ·The sunrise and sunset plan shows clearly that our morning light, especially in winter, will be completely obstructed.
- \* ·The elevation drawing highlights the bulk of the new structure directly against our living and bedroom windows, which will eliminate our access to natural light in key areas of our home.

2. 2. .Loss of Amenity and Liveability

The overshadowing from this proposed build will heavily impact our quality of life and the value of our property. Natural light is an essential component of our wellbeing, and the loss of it will affect how we live, work, and raise our child in this space.

3. 3. .Excessive Bulk and Scale

The development's proximity and height create an imposing structure that does not align with the current streetscape. It dominates our outlook and creates a claustrophobic feeling in an otherwise open and light-filled community environment.

Attached are several supporting images from the DA plans that illustrate our concerns clearly:

- \* ·Sun path diagram showing the blocked sunrise.

- \* ·Window plan showing the affected side of our building.
- \* ·North elevation depicting how the development overshadows our unit.

We urge council to reassess this development proposal with consideration for the severe impact it will have on our home and quality of life. We respectfully request either a revision to the scale and positioning of the structure or for the application to be denied in its current form.

Sincerely,

Serena Eden Hodgson & Jarrad Andrew Freakley

95 Crown Road, Unit 6

Queenscliff NSW 2096



An aerial photograph of a residential property. The central feature is a large, dark-roofed building with a complex layout, including several windows and a central courtyard area. A red 'X' is drawn over the left side of the building, and a red arrow points from the 'X' towards the central courtyard area. The property is surrounded by green lawns and other residential buildings in the background.



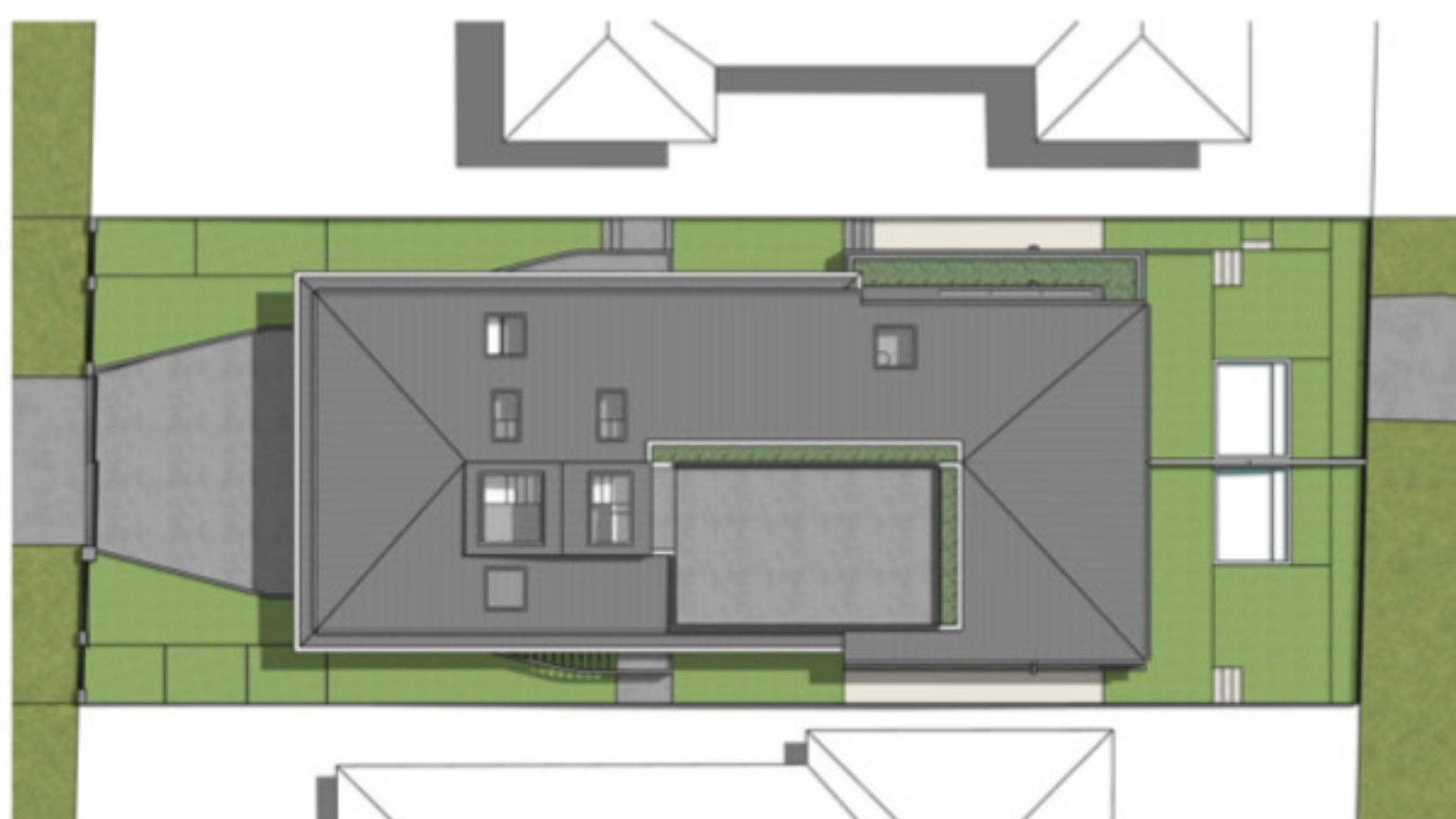
NEW STRATA DWELLING	710	SHADOW DIAGRAM - 5MM
CLIENT E & C MACINDOE	ADDRESS 83 CROWN ROAD, QUEENSLAND NSW 2015	

FPGA-模块 1024-模块 1025	
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<b>模块 1027</b>	模块 1027: 模块 1027-模块 1028

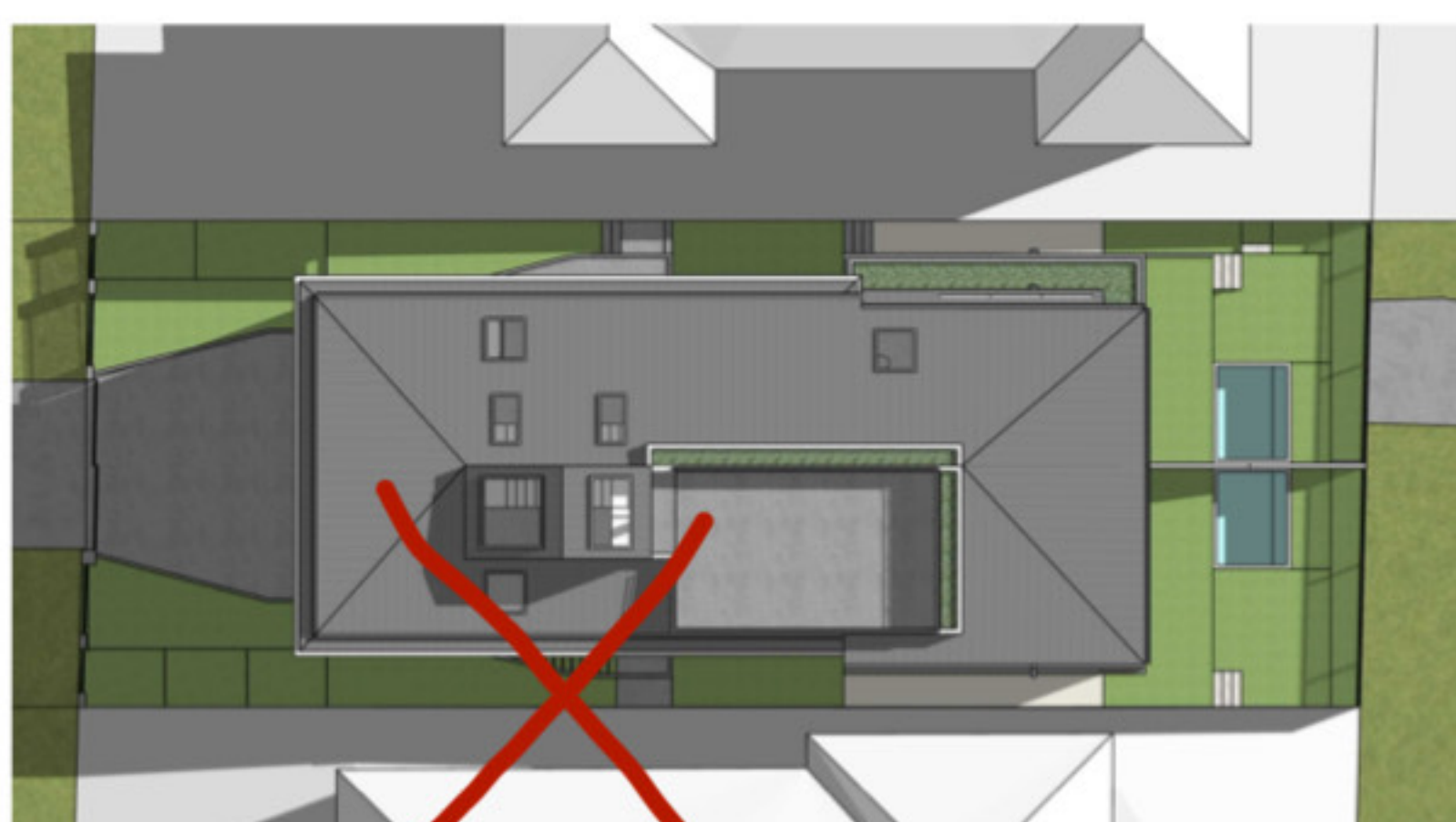
**GENERAL NOTES**

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- This drawing is copyright and may not be used without consent.
- Do not scale off drawing. Verify all dimensions on site prior to construction.
- To be read in conjunction with all other construction drawings.

DA32	1.7	
	26/02/2025	



SUMMER SOLSTICE - NOON



WINTER SOLSTICE - NOON



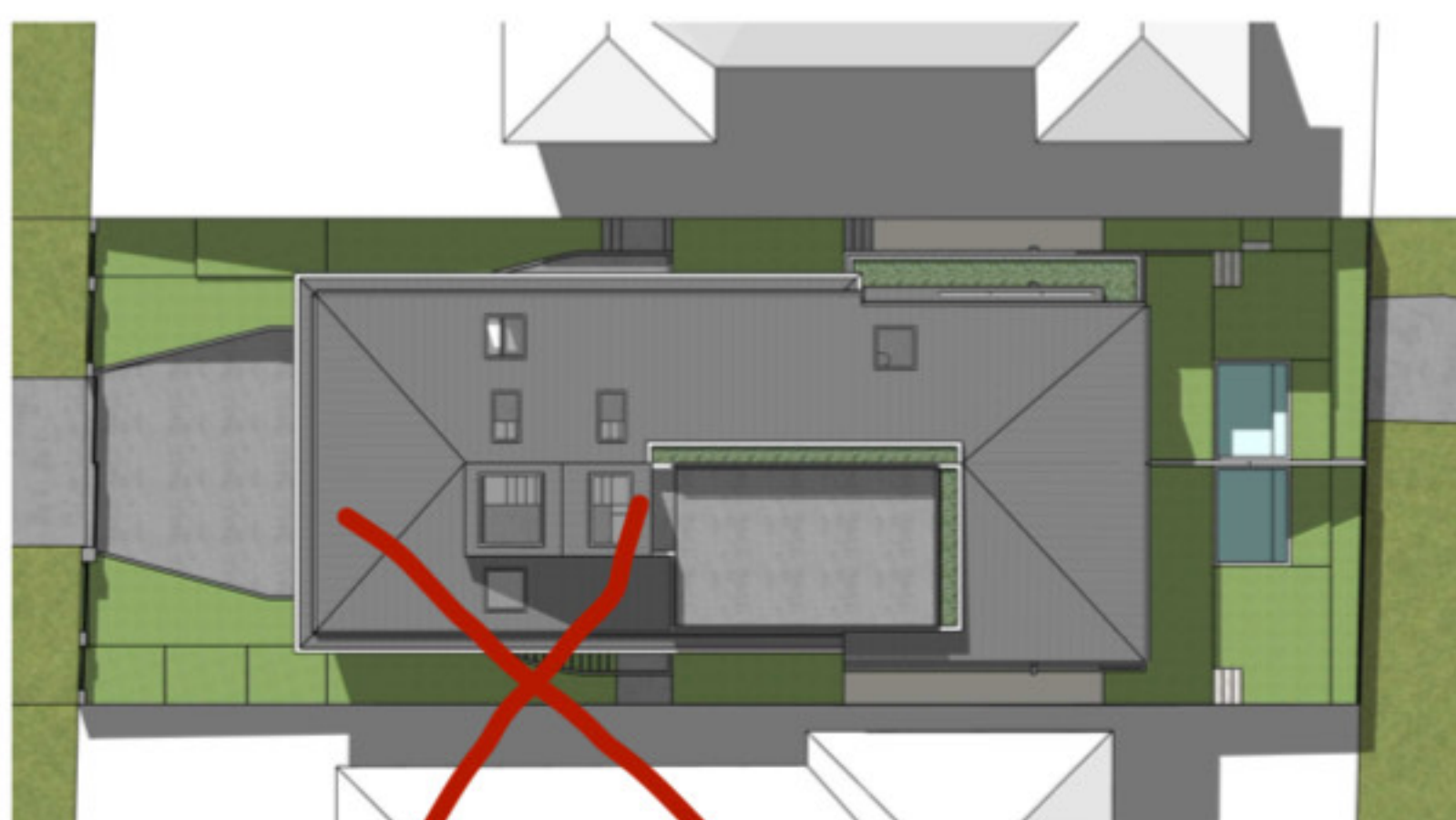
NEW STRATA DWELLING	712	SHADOW DIAGRAM - NOON
CLIENT E & C MACINDOE	ADDRESS 80 CROWN ROAD, QUEENSLAND NSW 2015	

	SET AL. S-METTING - FULL		PEN-DELETED FROM
	SET AL. S-METTING - BOLD		SURVEY FORM
	EXPANDED COMPENSATIVE BRUSH-FULL		EXPANDED COMPENSATIVE PENCIL

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DA33	1.7	
	26/02/2025	



SUMMER SOLSTICE - 3PM



WINTER SOLSTICE - 3PM



NEW STRATA DWELLING      SITE      SHADOW DIAGRAM - 3PM

CLIENT      E & C MACINDOE      83 CROWN ROAD, QUEENSBURY NSW 2070

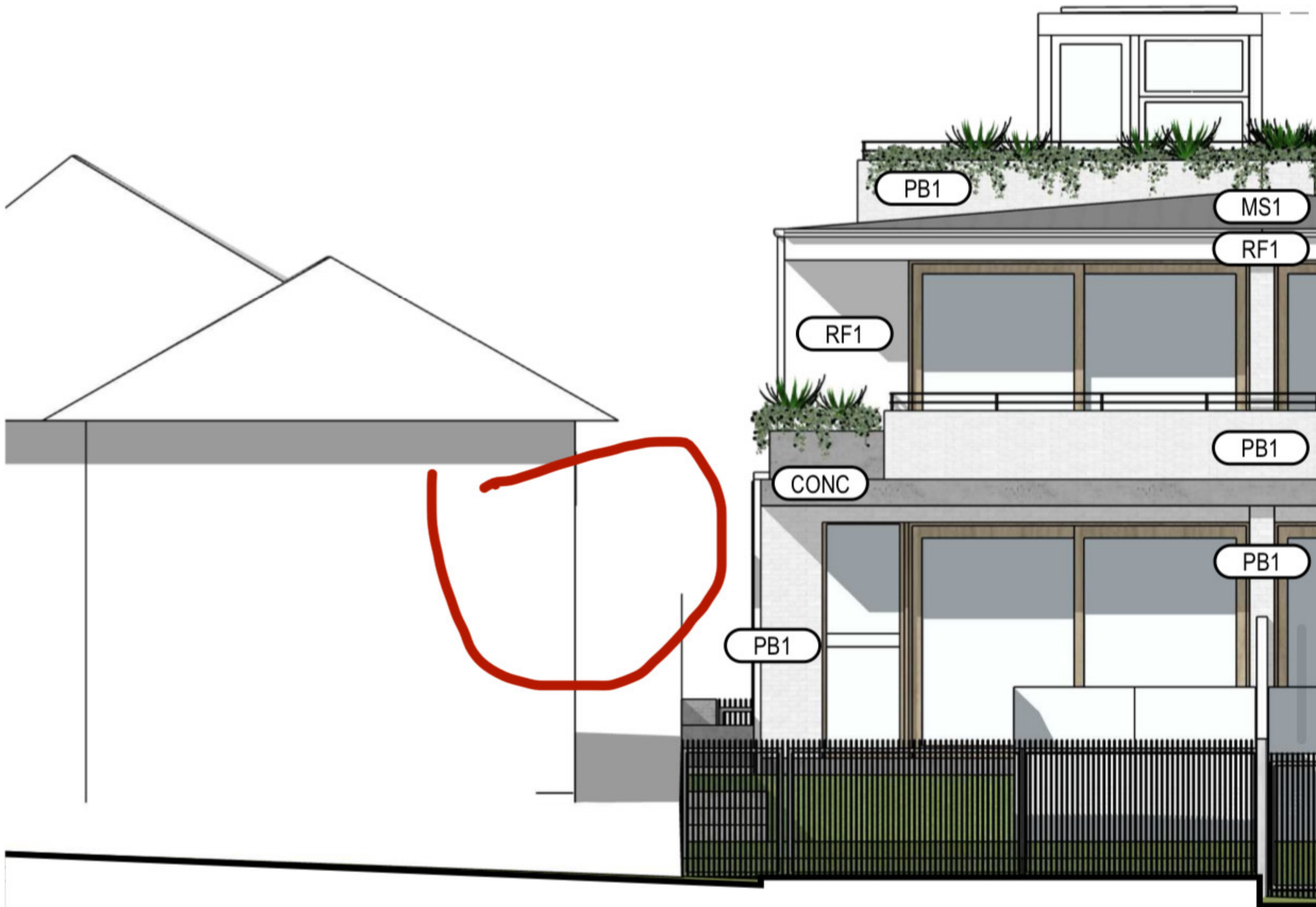
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DA34	1.7	
	26/02/2025	





NORTH ELEVATION



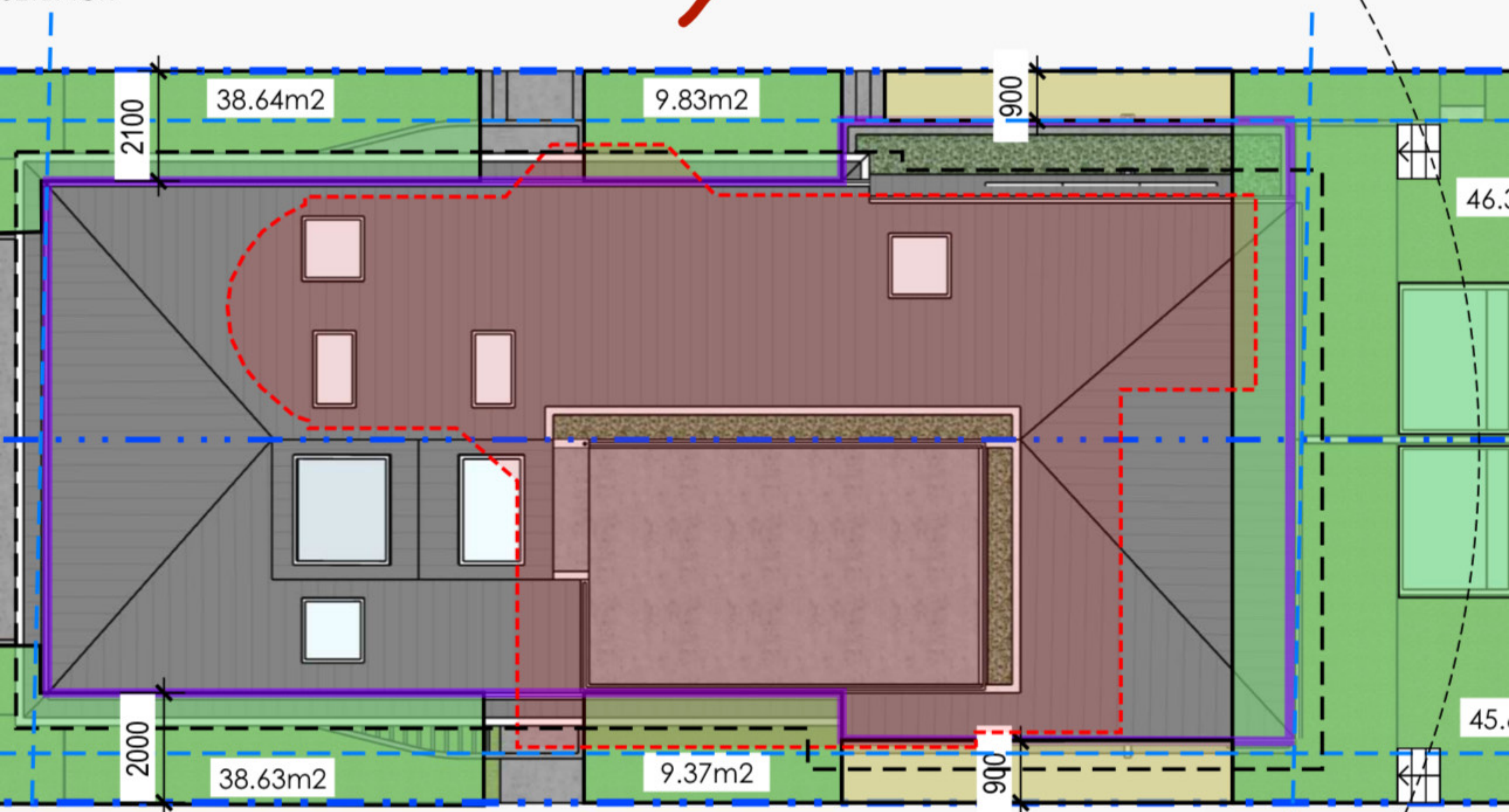
W COLD &  
HOT WINDS

WINTER  
SUNSET

**S.P. 8417**

NO. 95-99  
3 STOREY  
BRICK UNITS  
TILED ROOF

6.5m FRONT  
SETBACK



6m REAR  
SETBACK

WINTER  
SUNRISE

SUMMER  
SUNRISE



