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**Sent:** 5/08/2019 9:28:38 AM  
**Subject:** Online Submission

05/08/2019

MR charlez tidd  
7 / 73 - queenscliff rd queenscliff rd ST  
queenscliff NSW 2096  
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**RE: DA2019/0730 - 71 A Queenscliff Road QUEENSCLIFF NSW 2096**

**Size:** This is a very large block within a strip of land offsetting it from the boundaries. Reduce the size and increase the rear offset.

**The Tree:** Put a very large bond on it with need to replace it with a tree of similar size if damaged. Increasing the rear offset should help protect the tree.

**Height:** The proposed height is excessive. It should not be higher than 75 Queenscliff

**Floors:** This is 4 stories (refer Access report pg 26, three levels plus Attic level. Aborist Report Summary, 4 storey residential flat plus 2 basements). It should be 3 stories maximum.

**Ground Level:** The boundary with 73 Queenscliff is a significant drop. This is not shown in the plans. The maximum height levels are incorrect at the rear of the property.

**Basements:** There is excess parking and storage; which will be more so when the excessive size is addressed. This should be reduced similarly as it will reduce construction impacts.

**Residential Impacts:**

**Views:** Reduction views from 73 Queenscliff (note that no attempt was made to simulate impact from this property only 75 Queenscliff which is impacted less). Reduction of height to comply with height and story limits will mitigate this impact.

**Privacy:** Rear of proposal features excessive glass wall facing the front of 73 Queenscliff with no consideration of privacy now or in any future development.

**Safety:** It appears that the driveway of 73 Queenscliff will be obscured by a high fence. This presents a safety hazard to pedestrians as cars exit that driveway.

**Traffic:** The traffic report does not assess the impact of increased traffic on the bustop in front of the building due to increased resident access and new garbage stop.

**Construction impact:**

Excessive excavation due to size of development may damage services and neighbouring buildings

Noise and dust due to excavation - need adequate protective barriers

Protection from falling building materials - the building of 75 Queenscliff caused a lot of flat tyres due to fasteners falling onto my driveway

Traffic management plan to ensure continuous access to 73, 75 Queenscliff and bustop.

Crane must not move into airspace above neighboring properties including 73 queenscliff driveway.