
Sent: 9/08/2019 10:09:45 AM
Subject: Online Submission

09/08/2019

MR Des Odell
69 - Pavilion Pavilion Street ST
Queenscliff NSW 2096
desodell@gmail.com

RE: DA2019/0730 - 71 A Queenscliff Road QUEENSCLIFF NSW 2096

Response to DA2019/0730
Address: 71 & 71A Queenscliff Road, Queenscliff

Hi,

Thank you for the opportunity to provide feedback on DA2019/0730. We have many concerns that we would like to raise in relation to this development. These are as follows:

- The proposed development is excessive for the area and the land size - it is higher than the requirements of 11m and 3 stories (it goes to 5 levels + 2 basement car parking levels) and breaches the building envelope
- The proposed development significantly impacts on our privacy and will look directly into our bedroom and living areas - I request that privacy screens and thick no see through/opaque glass are added to all windows and glass on the eastern side of the building to ensure privacy - I would also like to request simulated view photographs from number 69 Pavilion Street be done as part of the DA, as were done for 75 Queenscliff Road and 44 Crown Road
- The proposed development has balconies that have view lines to the east, as opposed to only the north and the south. These balconies will look directly into our bedrooms and living areas. These balconies should be limited to a southern view only and be screened off so no view to the east is possible.
- The proposed development completely covers the only open space on my property - see 3pm June 21st shadow diagram
- The proposed excavation depth seems overly excessive and should be scaled back and the impact of digging to this depth on adjoining properties assessed and monitored
- The proposed development does not meet the requirements for parking spaces for resident and visitors and this area is extremely short of street parking and this will make the situation a lot worse
- The green/open space requirement at 40.5% is way less than required of 50%
- The setbacks at 3m, seem to be way less than the allowed 4.5m
- The proposed development has concrete terraces to the east and north that could be developed into balconies - these need to be built in a manner to ensure that these cannot be

converted into balconies in the future

Considering the above points, we feel that the site is being significantly over-developed and request that the applicant revise the proposal.

We would appreciate being kept up to date on Councils views on the above and if any amendments are made to the development application.

Regards

Des and Virginia Odell

Contact info:

69 Pavilion Street, Queenscliff

0413 383 427

desodell@gmail.com