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Subject: Online Submission

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RE: DA2019/0845 - 68 A Queenscliff Road QUEENSCLIFF NSW 2096

We are writing to strongly object to development application DA 2019/0845 which proposes a new application for development at 68A Queenscliff Road.

The development is not permissible under the current planning regulations .

Parking & Traffic

The application fails to provide adequate off-street car spaces which, under Council planning requirements, is required to provide 13.5 spaces however the proposed development has grossly reduced the available off street parking to only 6 spaces falling short of Council's planning controls by 7.5 car spaces.

Building Height and bulk

The proposal exceeds the 8.5m height limit by up to 3.3 metres with a proposed maximum height of 11.8m as calculated from drawings.

Affordable Rental Housing

This proposal far exceeds Council planning controls in regard to the bulk and scale

Views

This Application blocks out significant beach and ocean views enjoyed by a number of residents over many years .

The loss of view to actual views resulting from the proposal is considerable and not consistent with the principals of view sharing.

Neighbourhood Character

The application does not provide a design which adequately considers the character of the neighbourhood with a proposal that does not attempt to sympathise with the local beach environment.