
From: H Shepherd
Sent: 1/07/2022 2:32:16 PM
To: Council Northernbeaches Mailbox
Cc: Larry Shepherd
Subject: Objection to DA2022/0646 Lot 5 & Lot 6 DP 16941 122 & 124
Queenscliff Rd Queenscliff 2096
Attachments: 122124QueenscliffRdObjection220630v2.docx;

Dear Alex Keller,

Please find attached a pdf outlining our objections to DA2022/0646.

Could you please redact our ph and email details when loading onto the council web site.

Kind regards,

Hazel and Larry Shepherd
30 Aitken Ave, Queenscliff



Objection to Development Application DA2022/0646 for 122 – 124 Queenscliff Rd, Queenscliff 2096

Hazel & Larry Shepherd

30 Aitken Ave, Queenscliff

To Northern Beaches Council Planning Department,

We would like to object to DA2022/0646 on the following grounds:

Aggregation of two R2 low density zoned blocks in order to build over the boundaries a large excessively dense apartment building with 6, 3 bedroom apartments is inconsistent with the rest of the R2 lots in the area that will result in:

1. A loss of sunlight and solar access and an increase in overshadowing to neighbours in both Queenscliff Rd and Aitken Ave. This will impact neighbours ability to generate electricity using their solar panels and access to sunlight in their homes and gardens.
2. Provide less land for water to be absorbed and thus create more runoff.
3. Creating a wind tunnel.
4. Increased bulk and density, from dual occupancy to multiple housing whose bulk and scale is unacceptable to us and other neighbours.
5. Increased noise from the property due to increased number of households.
6. Loss of privacy to neighbours due to increased number of households and access to roof top gardens.
7. Increased Traffic congestion in Queenscliff Rd as a result of owners queuing in their cars waiting to access the car lift.
8. Increased stress on aging infrastructure, such as sewerage and drainage pipes.

Excavation excessive excavation has already taken place at 22 Aitken Avenue and further excavation for the basement parking may destabilise the land around it causing potential slippages that may result in damage to properties around the development. Land slippage has already occurred at 26 and 34 Aitken Ave as a result of neighbours excavation. A small land slide can be seen in Aitken Reserve, that occurred a few months ago.

Impact on Water Runoff excavating for basement parking and increasing the coverage of the site will impact the water course and may reroute runoff that may damage neighbouring properties. This has already occurred behind 30 Aitken Ave when a retaining wall was built and the water course rerouted to 28 Aitken Ave. Additionally, when a pool was built behind 32 Aitken Ave Queenscliff, the water course was altered and ended up flowing into 32 Aitken Ave.

Ventilation of Basement Parking – ventilation of fumes from the basement parking may impact surrounding neighbours if it is directed towards their properties and fans to ventilate will increase noise.

For the above reasons we do not support the current DA being approved.

Yours Sincerely,

Hazel and Larry Shepherd