Sent: 6/09/2019 3:03:23 PM

Subject: Comment on application DA2019/0845

For the attention of the General Manager / Planning Manager / Planning Department

Application DA2019/0845

Address 68 A Queenscliff Road, Queenscliff NSW 2096

Description

Description

Description

Description

housing comprising 2 commercial units and 5 residential units

Name of commenter

Gillian Ruskin

Address of commenter

21A Upper Greycliffe Street, Queenscliff

Email of

commenter nathan@armstrongadvisory.com.au

Comment

Further to the comments made in the other submissions with which we agree with, we also would like to object to the new development for the following reasons:

- 1. Our house is at 21A Upper Greycliffe Street which is located immediately adjacent to the proposed Development at 68A Queenscliff Road. We have reviewed the Plans and object to our losing sunlight between our back door and our Pergola. We have limited sunlight in any case and the new development with reduce it further. There is also a loss of sunlight in our front yard from new shadowing.
- 2. We are extremely concerned that the deep and extensive excavation of the basement will lead to excessive vibration and noise that may cause cracks and structural damage to our property during the construction phase.
- 3. We object to the unsightly Lift Well protrusion on the Roof. It is both ugly and exceeds height restrictions.
- 4. We object to the increased level of traffic that the new development will cause; particularly in relation to the two businesses in addition to the residential apartments. There is already very limited parking in the area and given both the lower part of Upper Greycliffe Street and eastern side of Queenscliff Road are "One Way" there will be a higher level of traffic doing U and 3-point turns outside our property. This will also cause further traffic danger to the many pedestrians that walk past and cross the road between Queenscliff and Freshwater beaches.

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