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12/09/2021

MR Christopher Eden  
147 Crown Road ST  
Queenscliff NSW 2096  
spannerchris@gmail.com

**RE: DA2021/1431 - 10 Dowling Street QUEENSCLIFF NSW 2096**

Hi there,

We live in an adjoining property to this proposed development. While we're absolutely supportive of the concept of a Group Home, and also the work that the tenant (Sunnyfield) does, the property severely overlooks our bungalow and back garden from both the kitchen window and the balcony of the property in question. The balcony is off the main living common area, as detailed in the plan, so is obviously a high activity area, as is the kitchen where the carers are preparing all daily meals. This results in many instances of being overlooked and also a higher than usual amount of noise from the business operations than there otherwise would be if it was a residential property.

We have a young family and level of privacy in our home is obviously very important to us. Given this proposal is for a Group Home with 6 residents, visitors and carers there will obviously be a significantly higher number of adults (8-10 on any given day), including those that aren't residents in this building.

While we have invested in planting on our side to attempt to provide ourselves with more privacy, given all of the issues are on the upper level of the property this is proving tricky to achieve from our side alone.

We would ask that there's a provisions for more privacy to be made on the property ahead of the application being approved. While we would be happy to hear proposals from the applicant / business on how to address this, some initial ideas could include;

- Agreement to raise the height of the common boundary fence, and funding of heightened fences by the operating business
- Planting solutions e.g. Bamboo along the applicants' side of the boundary fence to provide additional coverage to the planting introduced on our side.
- Additional hard-scaping or screening on the side of the balcony that overlooks our property e.g. Lattice or similar
- Frosting of all kitchen windows

We look forward to hearing from you.

Regards  
Chris & Chloe Eden