
Sent: 24/09/2019 4:59:29 PM
Subject: DA2019/0939 128 Queenscliff Road, Queenscliff
Attachments: DA 128 Queenscliff Rd - Collins - Final.docx;

Please find attached a submission for DA2019/0939 128 Queenscliff Road, Queenscliff.

Regards,
A & K Collins

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K & A Collins
c/o 7/130 Queenscliff Road
Queenscliff 2096
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RE: DA2019/0939 - 128 Queenscliff Road QUEENSCLIFF NSW 2096

We object to the proposed alterations to 128 Queenscliff Road due to the impact on the neighbouring property of 130 Queenscliff Road and non-compliance to Planning Controls WLEP2011 and WDCP 2011.

1. Our unit: 7/130 Queenscliff Road will lose all sight lines currently enjoyed of Manly beach - the photo attached (Figure 1) shows the current view from the balcony, the proposed addition will extend the brick wall up by another 2m or so, and extended additionally by a balcony with privacy screen above the current balcony. Our balcony and it's sliding door are the only solar/view access from the apartment on the eastern side so **all views of Manly from the apartment will be lost.**

We believe there is non-compliance in the following WLEP 2011 controls:

The WLEP 2011 Height of Buildings Objectives **Clause 1b** states the building must comply with: – to minimise visual impact, **disruption of views**, loss of privacy and **loss of solar access.**



Figure 1: View from unit 7/130 Queenscliff Road.

In the Statement of Environmental Effects (p3) the following table is used (Figure 2):

Development Control Plans

Chapter 1 of the Warringah DCP Part B1 lists a series of design principles for residential development. This proposal conforms to these principles as follows....

Controls		Compliance.
Front setbacks	6.5meters	Existing
Rear Setbacks	6 meters	Existing
Side Setbacks Any wall over 7meters in height, must have a setback of 3 meters	900 mm	Existing
Landscaped area (min)	40%	Existing No change
Landscaped area behind building line.		Existing No change
Private open space (min) Gradient less than 1:50	24 m ² and has a minimum width of 4 meters	6 meters x 4 meters provided Gradient less than 1:50 Solar access
Solar access to PPOS (min)	3 hours between 9.00 am and 3.00 pm on 21 June.	All dwellings have solar access for a maximum of 3 hours

We believe there is non-compliance in the following WDCP 2011 guidelines:

- a) the 900 mm Side Setback when there is a requirement for 3 metres – based on the addition having a height of 7.70 metres above adjacent ground level.
- b) Unit 4/130 Queenscliff Road (and somewhat for Unit 6) will have a significant loss of sunlight on all windows, in particular during the winter months. We do not believe that the applicant can state that “All dwellings have solar access for a maximum of 3 hours” following this addition. The diagrams do not indicate the windows – so the full impact is not clearly articulated.

I also note the following:

- c) A Council notification of this DA has not been displayed at the property. We understood this is required for general notification for those in the area who had not received formal Council notification.
- d) Currently we are not confident that the applicant would comply with required conditions, nor consult with owners at 130 Queenscliff Rd concerning any changes to plans, nor consult regarding any need for the applicant to access our property for the build. We base this concern on two instances.
 - 1. Previous works at 128 Queenscliff Rd (swimming pool construction) utilised our driveway without the knowledge or permission of 130 Queenscliff Road Strata Plan – creating significant inconvenience and risk.
 - 2. On the weekend of 14-15th September, a lattice extension on the existing low-line brick wall was built without notification, consultation or approval by 130 Queenscliff Road Strata Plan. (Figures 3 & 4 below)

Kind Regards,

A & K Collins



Figure 3 – Lattice fence built without consultation or approval.



Figure 4 – No lattice as at 14.9.2019.