

---

**Sent:** 7/09/2019 11:25:21 AM  
**Subject:** Application No. DA2019/0845 - Lot A DP 961049  
**Attachments:** DA 2019-0845.docx;

Attention David Auster,

This attached document is in regard to the DA2019/0845 for address Lot A DP 961049 - 68A Queenscliff Rd in Queenscliff 2096.

I am submitting this on behalf of my mother Hedwig Williams, the owner and long term resident of 7 / 53 Queenscliff Rd, Queenscliff 2096.

This document strongly opposes the proposed development of the above mentioned property.

Please reply in the form of an email or written letter via post, regarding a solution to the issues she has raised.

Yours sincerely  
Martina Williams  
0425 311 525.

Development Proposal DA2019/0845 – 68A Queenscliff Rd, Queenscliff NSW 2096

01 September 2019

Objection from the owner of 7/53 Queenscliff Rd, Queenscliff

Mrs Hedwig Williams

Tel : 02 99385341

Mobile : 0421 908 617

Attention to David Auster / Planner at Northern Beaches Council,

I hereby strongly object to the development proposal submitted to council under DA2019/0845.

The major objections come under these following headers :

1. Maximum height limit exceeded & building bulk
2. Lack of parking spaces & traffic concerns
3. Impact on views
4. Design of building and liftshaft
5. Local neighbourhood character, architecture and environment
6. Loss of privacy and noise

### **Objection No.1 - Maximum height limit exceeded & building bulk**

This new building proposal exceeds the height limitation by 3.3 metres, with 8.5 metres being permitted. This is a blatant disregard for council planning controls, which set a maximum height limit for the area. Therefore the height of the building must fit within these guidelines.

With the planned rooftop plants and rooftop terraces the height of the structure will only be further exceeded and views blocked. The proposed development is of poor design and excessive in bulk and scale. The DA shows the use of excessive floor space, outside the maximum building envelope.

### **Objection No.2 – Lack of parking spaces & traffic concerns**

It seems the plans provide for 6 car spaces, which means it is short by 7.5 spaces as 13.5 are required in total. The current street parking is already very difficult, especially in the warmer months and on weekends. This will only make the problem so much worse, especially as 2 commercial businesses are planned for in this application. No underground parking or visitor parking has been planned for these businesses.

### **Objection No.3 – Impact on Views**

The representation of views for the surrounding buildings is incorrect in the DA. There is a complete disregard for existing residents and owners of surrounding pre-existing buildings as the DA fails to adequately consider view sharing. The application dramatically blocks out significant beach and ocean views, enjoyed by long term owners. This is as a result of the exceedance of height limitations and poor design which fails to demonstrate the loss of views. There are actually references to a previous DA – not the current one. I understand that one can never own a view, but would expect that a development or renovation would at least have to stay within building height guidelines as set out by council.

The proposed development includes an ugly lift shaft jutting out on top of the building, adding to the problem of blocked views for the building (our one) behind it, as well as other buildings in the area. There are other elevator systems available on the market, which do not require ugly rooftop structures, which would assist in the problem of the blocked view.

### **Objection No.4 – Design of building & lift shaft**

The proposed development includes a very large lift shaft on top of the building that is very ugly and will significantly block views. It can be considered a real eyesore. The bulk of the building is huge and quite ugly.

### **Objection No.5 – Local neighbourhood character, architecture & environment**

The proposed building design is not the style of the accepted local beach architecture or environment, which is very disappointing that it has been approved by council. With properties in the suburb of Queenscliff now regarded some of the most expensive and environmentally friendly in the country, it is very disappointing to see such poor architectural designs as this one be accepted.

I am worried that if council approves a development like this one, it will set a precedence for Queenscliff and surrounding suburbs in the future.

### **Objection No.6 – Loss of privacy & noise**

The proposed rooftop terraces will lead to disturbances, excessive noise and disruption to neighbouring properties, especially in the warmer months. There is also the problem of loss of privacy for everyone in the surrounding streets as alcohol and loud music infused parties will certainly take place.

I am seriously concerned about this development application, as it is so different to the original one submitted. I have spoken to a lot of the local residents, either directly affected or who live close enough to be affected by noise and lack of parking, and everyone is shocked and agrees to the above viewpoints.

I look forward to your written reply, where I hope you will have a solution to the objections I have listed.

Yours sincerely,

Mrs Hedwig Williams

7/53 Queenscliff Rd

Queenscliff

NSW 2096