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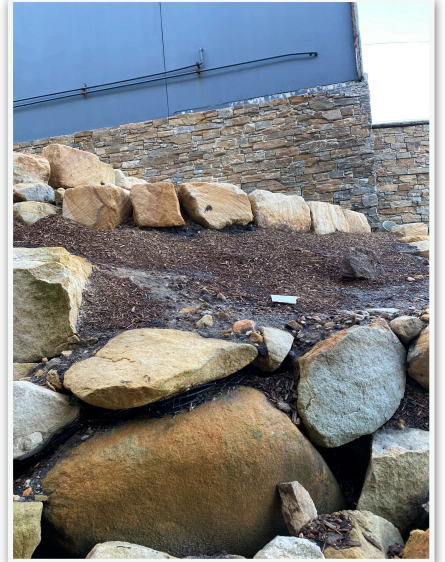
**Sent:** 24/09/2021 11:51:33 AM  
**Subject:** Submission in response to: Mod2021/0668  
**Attachments:** DA Submission.pdf;

Attention: Alex Keller

Dear Mr Keller,

I write to you as the new owner of 3/1a Greycliffe Street, having settled in Mid-August. There can be no doubt my property will be most impacted by the proposed modifications at 48A Queenscliff Rd.

Firstly, I would like to bring to your attention the impact the area in question is currently having on my property. Since moving into the property I have been subject to having my balcony filled with dirt, dust and wood-chips from the terraces of the neighbouring property on a daily basis. This substantially decreased the aesthetic of my outdoor area and consumed large amounts of my time cleaning the area. These wood chips have been blowing onto my property from the terraces that have been erected at 48A. This is occurring as the terraces are situated at a height above my balcony. Prior the the construction of these three terraces, the land slopes of the two properties were level. I am concerned that any further alterations made to these terraces will see further debris blown onto my property. Please see attached photos of the wood-chips.



In regards to the current modifications in question. My property already receives a minimal amount of direct sun-light, largely due to the construction of the three terraces at 48A. As I haven't lived here for long, I'm unable to speak of how much light was received previously. From speaking to the former owner and reviewing submissions to previous DA's from this applicant, there can be no doubt it has had a substantial effect and hence NBC ordered their removal last year. Not even taking into account how unsightly the boulders themselves are, sitting about a metre from my unit.

As it stands I receive direct light onto my east facing terrace and into my living room for a few hours per day. If a 4 metre tall tree was to be planted there as per the proposal, the natural light will be reduced even further. I also note within the plans there is a water feature and pond. There is already a presence of mosquitos

in the area that will almost certainly be increased if this element is to be approved. I am also concerned about the noise and potential smell that would emanate from it. As the area is not looked upon nor directly accessed by any apartments at 48A then I fail to ascertain its purpose. It's clear to see that the existence of these terraces have a much larger negative impact on 1A Greycliffe, than whatever positive impact they have on 48A.

This may be an issue separate to the current DA, but I also wish to bring to your attention the fact the applicants have put a substantial number of plants on land that according to land records is titled 'Foreshore Reserve'. In principal I have no issues with the landscaping of this area. The issue I do have is the height of the plants used. They have used flora that are not in line with their current and previous DA proposals/modifications. The existing garden affects the ocean views from my property and if it grows further this will only worsen. I have attached images taken from the eastern common lawn of 1A Greycliffe from now and before, showing the difference the landscaping has made to the view. I concede that existing plants have grown, but there is also the presence of new plants which have impeded the pre-existing view. As the garden is located on crown land, who's responsibility is it to maintain it? If it is the owners of 48A then they should be made to keep height of the plants to what they were previously.



***Image taken October 2018***



***Image taken September 2021***

Kind Regards,  
Chris Hrones  
3/1A Greycliffe St  
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