
Sent: 4/02/2013 8:02:46 PM
Subject: Online Submission

04/02/2013

MS Shauna Villis
/ 17 Queenscliff road RD
Queenscliff NSW 2096

RE: Mod2012/0262 - 48 A Queenscliff Road QUEENSCLIFF NSW 2096

Dear sir/madam

We are the owners of 17 Queenscliff road and our property is directly behind 38 Queenscliff Road and to the headland side of 48a Queenscliff road.

Besides 48a already being an absolute blight on the headland (contrary to applicant's description that the headland is a hotch pitch of building styles, forms and shapes) it is the only building at 11 stories that is drastically over the otherwise pretty consistent height of 3 stories or less of nearly all other buildings. It already seems to be overdevelopment at its worst when the top floor unit owners were granted consent to build another half a floor of unit space up into the rooftop adding more visual pollution to the headland.

Having said that, the biggest issue we will now face is extra strain on our already tightly contested parking availability along Queenscliff road. See extract from SEE below.

The loss of the single car space can be compensated by the addition of two car stackers on the lower level of the parking area, which will result in an overall increase of one additional parking space on site.

The current s96 application is to reduce car Spaces and increase FSR for the two new units. Two 'luxury units' will need at least 4 car spaces to maximize profit. If there is only one extra car space made available ON SITE where are the other cars going to go. Parking on QC road is not an option. No.38 has a car stacker which breaks down often enough for the owners to make an application to scrap it and put in off street parking. Owners/tenants of 48a are already leaving cars on the roadway if they are lucky enough to find one, so one assumes parking on their own property is an existing issue. Likewise for the residents of No.42.

It would be utterly irresponsible for this modification to go ahead without addressing the parking requirements that two additional dwellings will create overall for this building. It would only take one instance of a stacker breaking down to force users back up to look for parking along QC Road. The proposed 3 story car park should be built to accommodate sufficient resident parking requirements and should also provide visitor parking.

We are aware that Warringah Council gives traffic and parking issues a high priority and hope that this S96 modification is either refused or only granted consent based on conditions regarding providing sufficient parking for each residential dwelling on the property.

Kind regards
Shauna Villis and Gerry Jung