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03/09/2019

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RE: DA2019/0845 - 68 A Queenscliff Road QUEENSCLIFF NSW 2096

I am strongly objecting to this application. The taller, larger building, new proposed lift shaft on the roof in addition to the new roof terrace are completely unacceptable. This huge brick column and invasive fenced terrace add significant height to the building and encroach on the buildings around it (particularly ours directly behind).

The 68A Queenscliff Rd building sits directly in the line of sight between our building (55 Queenscliff Rd) and Manly beach. The proposed lift shaft will completely block the currently limited view of Manly beach from my flat behind it and replace it with a large brick eyesore. The roof terrace adds height to the building which blocks out the view of the water from our building behind it. The terrace would severely affecting the privacy of our apartments, creating a new direct line of sight for socialisers on a roof terrace, in addition to creating unwelcome noise in a residential area.

When I bought my flat three years ago, I was assured that the building in front of ours would not be allowed exceed its current height due to council regulations, so these new plans should not be allowed to happen. These changes will hugely impact my flat's outlook behind it and decrease the value of our building significantly.

I have taken photos of the current view from my apartment and how this new fenced terrace and lift shaft will completely block our views (much more obtrusive than the previous plans). I'm keen to submit these photos where possible.

The suggested parking provided to the residential plus commercial building implies they expect to use the non-existent parking on the street, which would place serious stress on the residential area. Zero parking for visitors, zero parking for employees at the businesses, with only one park for retail clients, is next to impossible in this highly dense area around this corner. The public transport options are very limited, with the best public transport option an irregular bus with a bus stop 200mn up the road for transport to Manly Ferry. To suggest that a 'green travel plan' is some kind of solution to this, with taxi contact numbers displayed in the foyer feels like this problem is not being taken seriously.

This building is attempting to exploit the Affordable Rental Housing scheme. These laws were never created with the intent to allow developers to disregard the rights of owners in existing bystander buildings. The plan reads with blatant disregard for council planning regulations and needs to be dismissed. Thank you.