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29/06/2022

MR David Turner
28 Aitken AVE
Queenscliff NSW 2096

RE: DA2022/0646 - 124 Queenscliff Road QUEENSCLIFF NSW 2096

We are writing to object to the development proposed for 122 & 124 Queenscliff Road DA2022/0646.

We are strongly opposed to the proposed development as it is not in keeping with the the character of the R2 zoned area in which it is being built.

The objective of R2 zoning is to protect the locality's single dwelling character and landscape setting. This development fails for a number of reasons:

1. The bulk of the building is significant larger than the other buildings on that side of the street.
2. It's position on the top of a cliff means it will have high visibility and will have a high negative impact on the visual character of the area.
3. The significant reduction in proper landscaped areas with no space for large plants is against the character of the area.
4. It requires excessive excavation.
5. It is over developing in the context of the site where the only objective is maximising the commercial return at the expense of the neighbourhood.
6. The over sized development will set a precedent for large unit development in the street which is against the intent of the zoning plan.
7. The parking solution maybe technically correct but is unlikely to be used by residents so will add significantly to the existing parking problems in the area.
8. The design with 6 flats with large openings for 6 families to spillout will generate excessive noise for other residents. Particularly those below the proposed development. The provision of multiple swimming pools will add to this noise.

Exceptions to the zoning is allowed where it adds to the social, environmental or economic value of the area. It is clear from the barely compiling design that there is no intention to add value in any of the ways. The environment credentials such as the woefully small rainwater

tank and low scoring Basix index are as minimal as possible. It will be detrimental to the community in many ways and it adds no economic benefits to the community, in fact it will harm it economically due to the damage to the character of the street.

This development proposal is totally out of keeping with the R2 zoning so it should be rejected completely in this form.