
Sent: 6/08/2019 11:25:47 PM
Subject: Online Submission

06/08/2019

MS Michelle Winston
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RE: DA2019/0730 - 71 A Queenscliff Road QUEENSCLIFF NSW 2096

Michelle Winston
Owner: 3/73 Queenscliff Road
Queenscliff NSW 2096

8 June 2019

Notice of Objection to DA2019/0730 - 71 & 71A Queenscliff Road, Queenscliff NSW 2096

To Whom It May Concern,

I am writing to object to the above mentioned development proposal. In addition to the multiple submissions referencing that this proposal breaches height and setback guidelines, and will create further parking issues in an already overcrowded location, I raise the following issues:

1. With the current climate of the building industry in tatters (ie. Opal Towers; Mascot Towers) it concerns me greatly that upon reading the majority of reports accompanying this development proposal there is absolutely no consensus on how many storeys this building is. In my reading, I found these reports refer to the building as having 3, 4, 5, 6 and 7 storeys in total. Surely all reports, plans and paperwork regarding such an extensive development should be 100% accurate and consistent?!
2. The geotechnical report clearly states "The recommendations presented in this report are based on limited investigations and include specific issues to be addressed during various phases of the project." A proposal of this proportion surely warrants more than a limited investigation - I have serious concerns about the amount of excavation required and its impact on existing / neighbouring buildings. I am concerned about noise, dust and in particular any damage which may occur due to drilling / excavation and reverberation. In particular, I am concerned about access, impact and/or damage to the driveway of 73 Queenscliff Road. This driveway is already insufficient in terms of a fire emergency (which Council really should rectify), and will now also be perpetually in shade.
3. I believe the acoustic report in relation to road noise on Queenscliff Road to be flawed. The noise monitor was positioned behind the existing hedge at the front of the property, which would have served as a potential noise buffer. The development proposal does not retain or replace said hedge, but instead has metal railings and concrete which are reflectors of sound. I have concerns that the level of noise from passing traffic / garbage collections will be louder and more intrusive than the report indicates.
4. I have major concerns about privacy. The rear of this development proposal features mostly

glass and faces directly into my living room and main bedroom. My whole unit will be completely overlooked and any privacy compromised. I feel the development will also greatly impact on my unit's overall outlook. I feel I will lose my current sky views as they will be completely blocked / non-existent and therefore suffer a "closed in feel" which is detrimental to a ground floor apartment, if this development proposal is allowed to proceed.

Thank you for your consideration of this objection.

Michelle Winston
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