
Sent: 6/12/2018 2:32:21 PM
Subject: Quant Shop Pty Ltd Objection to DA 2018/1761 24 Aitken Ave
Attachments: 24AitkenAveConcerns.pdf;

Hi Renee,

On return from overseas yesterday we (Directors of Quant Shop Pty Ltd owner of 30 Aitken Ave Queenscliff) were alerted to the fact that the plans for the development proposed for 24 Aitken Ave had been lodged with council. Before going overseas, we had looked to see if the plans had been lodged but they hadn't, so it was only yesterday we saw the details of the proposed development.

I hope you will accept Quant Shop Pty Ltd objections and concerns about the DA 2018/1761 for 24 Aitken Ave Queenscliff as attached.

Thank you,

Hazel Shepherd and Larry Shepherd
Directors of Quant Shop Pty Ltd

6th Dec 2018

Quant Shop Pty Ltd
30 Aitken Ave,
Queenscliff, NSW 2096

Re Development Application DA2018/1761 for 24 Aitken Ave Queenscliff, NSW 2096

To General Manager Northern Beaches Council,

We have the following objections and concerns:

1. Overdevelopment of the site.

- a. The plans as per analysis in the DM Planning Objection provided to council on 28 November 2018 are not compliant with the Warringah Local Environmental Plan 2011(WLEP) or the Warringah Development Control Plan (WDCP). This impacts on many existing residents in Aitken Ave and Queenscliff Rd being impacted by loss of light, views, landscaped area and privacy.

2. Excessive excavation of the site and process of Demolition. We would like to get further details of how the traffic management and process of removing the demolished building and excavated stone will occur. We are concerned that the process of removing the sandstone and demolition may:

- a. **Effect water flows** which could impact on houses foundations in the street. I have observed 2 examples of excavation impacting neighbour's property in our street: Example 1 a neighbour lost their side path when their neighbour dug out the side area between the two properties. Example 2 another neighbour had water flow into their house when it rained when the house behind them put in a swimming pool and changed the water course and drainage had to be put in to stop it.
- b. **Restrict access to street** Aitken Ave is very narrow and if trucks and diggers are constantly blocking the street this will impact access to properties in the street; especially those 7 properties after 24 Aitken Ave, as it is a no through rd. We would like to understand how they are going to manage the process of excavation and demolition to minimise disruption and provide access for:
 - i. Residents car access to their properties,
 - ii. garbage trucks
 - iii. emergency services such as ambulances and fire brigade
 - iv. delivery vans.
- c. **Cause vibration and property damage.** This could impact properties in the surrounding area – not just those directly adjacent to 24 Aitken Ave.
- d. **Create excessive Noise** – that will be noise pollution and impact on tenants Quiet Enjoyment that may impact owners ability to rent properties during the build.
- e. **Create excessive Dust** – This could create health issues for surrounding residents and again impact on the Quiet Enjoyment of tenants.

3. Out of Character with Neighbourhood. Aitken Ave is a street of mainly low-density houses with all residences having some green space around them. This development is not in keeping with current residences.

4. Loss of Quiet Enjoyment for tenants of 30 Aitken Ave Queenscliff due to excessive noise and potential loss of access by car.

Yours faithfully,

Hazel and Larry Shepherd

Directors of Quant Shop Pty Ltd