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**RE: DA2019/1413 - 21 Wedgewood Crescent BEACON HILL NSW 2100**

We moved to 28 Wedgewood Cres in 1992. Part of the attraction was the amenity of privacy. We have two residential properties either side of our property with our backyard adjoining bush reserve. At the front of our property we are directly opposite what was then 24 Warekila Street, now known as 21 Wedgewood Cres. In 1992 the two story Southern wall of 21 Wedgewood Cres was entirely brick with weather board cladding forming up to the roof line. There were no windows, doors or other openings looking across the road into our property at number 28 Wedgewood Cres. Over the years the then existing garage of number 21 Wedgewood cres was converted into first a band rehearsal space, then a bedroom and eventually a self contained separate living space. More than ten years ago a double glass sliding doorway was created at ground level in the Southern wall with the addition of a paved patio deck and a metal roof above. This addition never bothered us because the sight line from this new doorway and deck never interfered with our privacy of two bedrooms on our first floor level or indeed a ground level bedroom plus living area that flows out to the swimming pool area. Now, however, with the lodgement of DA2019/1413, which proposes to reinstate the lost garage and create a new master bedroom immediately above on the first floor, we are concerned that our amenity of privacy will be affected and compromised. In the "statement of environment effects" at point D8-Privacy it is stated that the "proposed dwelling will not adversely impact the amenity of any adjoining property". Our property at number 28 Wedgewood cres may not be considered 'adjoining' because we are separated by the roadway of Wedgewood cres but we will suffer adverse loss of privacy in three of our four bedrooms and our living room space plus into our outdoor pool area. Number 21 Wedgewood cres sits on the high side of Wedgewood Cres, while our property is situated on a downward sloping site. All of our outward facing windows on the Northern side of our property have varying degrees of view upward onto the existing Southern wall of number 21 Wedgewood Cres. We have some vegetation that shields parts of our property but I can already view most parts of the existing solid Southern wall at number 21 Wedgewood cres. A clear sight line from each of our windows can be traced back and upwards the slope of our property to where new windows are proposed in the new Southern wall. And it must be considered that I am using a 'sight line' from our existing windows at number 28 to the current wall at number 21 Wedgewood when in fact the proposed new addition will be much closer to the existing fence line (Only 4.6mt and 5.2mt from the boundary) and therefore create an even more direct 'sight line' straight across the road and down our property into our home.

I am not opposed to the development and build of a new garage plus new bedroom above, but I am opposed to the choice of windows. I have no objection to the choice and proposed location of windows W02 and W03 into the wall of the ground level garage. I do however strongly object to the size and location of the proposed windows, W07 and W08, in the first floor wall of the Master bedroom. These three windows will impact adversely on our privacy, particularly into the three bedrooms that face up the slope of our property. I understand that natural light is desirable but I would like to see amended plans, still allowing windows, but

limiting the direct 'sight line' that prevails in the current proposal. Windows positioned higher up the wall at above shoulder height would be acceptable, much like we proposed and built in 1994 when we renovated and built our first floor level. We were conscious of not wanting to 'overlook' into the property at number 30, so built a window high up the wall allowing direct light plus air flow but affording no view. And in fact, we installed no windows, in the wall that faces onto number 26 Wedgewood cres.

We would hope that the owners of number 21 Wedgewood cres, upon reading this submission, will alter their Master bedroom window design size and positioning, so that we may maintain and enjoy our current levels of privacy at number 28 Wedgewood cres.