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**Sent:** 15/03/2021 7:39:32 AM  
**Subject:** Online Submission

15/03/2021

MR Jonathan Rudd  
44 - Beacon Hill Road ST  
Beacon Hill NSW 2100  
jonrudd@hotmail.com

**RE: DA2021/0131 - 42 Beacon Hill Road BROOKVALE NSW 2100**

Bulk and scale of build / site coverage.

The current home takes up nearly the entire block (including covered outdoor patio, and recent 2nd dwelling at the front), which does not impact us greatly in its current form.

By adding a second storey that will be built all the way along to the rear of the property creates a very dominant and bulky outlook for us, as unfortunately it runs the length of our entire backyard. We believe this will drastically reduce the sense of openness for our backyard with such a large building and will be a large bulk to look at along the length of the yard.

Rear Boundary Setback

We acknowledge the unusual shape of the block but we have concerns around the rear set back. By building the second floor addition right to the very rear of the property it impacts our shared view significantly. If the rear of the upstairs build were to come in approx 3m this would allow us to still enjoy some district and water views and reduce some of the bulk and scale of the 2nd floor addition.

Loss of shared views.

Our concern is that the proposed build will not only block the shared district views from our main living/ kitchen areas but will greatly impact our backyard as we will be looking directly at a large wall running the length of it.

Privacy

We would like to request that any balcony to have screening as to allow for privacy, so you can't look directly down onto our backyard.

Landscaping

Discussions between no 42, no 46 and ourselves (44) in early Jan, the applicants advised they were considering new high canopy tree plantings where there are currently 3 Jackaroo trees located (see image 8 in Landscaping plan) along our shared rear boundary. Height sticks were used to show the height of potential trees.

The Jackaroo trees are currently kept at a reasonable height (approx. 3-4m) for all neighbours to access the water views to Curl Curl beach which we appreciate.

We would like to request that any current and future plantings at the rear of our property take into consideration the access to shared views for us and surrounding neighbours

Reflective nature of colour choice of paint/roofing.

We have concerns about the colour choice as it is reflective and would create glare into our home and backyard especially, as the sun will shine on it for most of the day and it's what we would look out onto from our living area & kitchen. We would also like to raise the same concerns of glare/reflective nature of the roof colour.

We acknowledge the owners desire to expand their current home to increase living space for their growing family and hope that a design can be achieved to suit their needs without too great an impact on our own home and living spaces.