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04/12/2020

MR Neil Agass  
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Sydney NSW 2100  
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**RE: DA2020/1440 - 42 Beacon Hill Road BROOKVALE NSW 2100**

We would like to raise the following concerns regarding the Development Application for 42 Beacon Hill Road.

- D7: Views: Impact to district and ocean views
  - B9: Rear Setback & Side Setbacks: Bulk and Scale
  - G12: Glare and reflection
- The proposed development will impact directly upon our ocean and district views to the South East from our main living area, bedroom and outdoor verandah. The existing roof line is a hip 45 degree angle which allows for views over this section. The new proposal has a gable roof which will feel more imposing and block more of the view for us and our neighbours at 44. The 2nd storey addition runs the entire length of the property and no consideration for neighbouring views has been taken.
- Rear setback is a concern. We appreciate the existing footprint may not comply with rear setback guidelines, however we feel no effort has been made to comply in the proposal of the 2nd storey addition. We feel some effort could be made here to set back the 2nd storey from the rear of the existing building, helping to minimise impact on neighbouring views and reducing the bulk and scale of the development. There are also no side setbacks proposed for the 2nd storey on the north elevation, meaning both 44 and 46 Beacon Hill will look directly at a large imposing structure, built right on the fence line.
- We have concerns that a north facing white structure stretching the entire length of neighbouring gardens in addition to a new silver\* Colorbond roof will reflect direct sun throughout the day into our main living area and back garden. No consideration for neighbouring properties has been made in regard to softening the impact of this proposal.
- \*NOTE: Design renders illustrate a dark charcoal roof, however the new studio at front of property built in early 2020 was constructed with a silver reflective roof (despite approved renders also showing a dark roof) We have great concerns with regard to consistency between the proposal and the final build.

Kind Regards  
Stephanie & Neil Agass