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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

04/07/2024

MR Raymond Corcoran  
- 18 Government RD  
Beacon Hill NSW 2100  
[REDACTED]

**RE: DA2024/0739 - 18 A Government Road BEACON HILL NSW 2100**

Our house is the most directly affected by this development application. I object to the huge granny flat built right up against our fence. I don't have a problem with the extension of the existing house and the carport is fine.

Here are the reasons I strongly object to the granny flat:

1. There will be no turning bay on their property any more. They typically have 3 cars (mum/daughter/son) on the property so would mean they have no room to turn, can only reverse out or have to permanently use street parking in front of our home. Our home had to have a turning bay, the neighbours in 16a building had to have room for a turning back so this is consistent with what is being required of others in the area. Not building on every square metre of land on the block
2. It's literally a 6 metre tall granny flat right up against our backyard fence. It's a very small block already and now there's going to be a huge tall granny flat towering over into our backyard.
3. Shading into our backyard due to size and proximity to our home.
4. Not consistent with the style in the area. Literally no one has a 2 storey granny flat in their front yard in the area - the current home facade is nice and reasonable. This is just a big shipping container dumped in the front yard shading our backyard and affecting our privacy.
5. There is barely any room between the current dwelling and the new proposed granny flat. There is already drainage issues from their property from the drains never being cleared of debris which causes lots of rain to stream onto our lawn during heavier rain (instead of diverting normally through the drains), waterlogging the grass. Another structure in such a tight space will exacerbate the issue.

Happy for the extension and the carport, I object to the granny flat. Alternatively, I don't have a problem with the granny flat being located in the backyard, as is commonly done.