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**Sent:** 12/03/2021 12:37:02 PM  
**Subject:** DA Issues Submission: DA2021/0073

Dear NBC Planning team,

**RE: DA2021/0073**  
**Lot 126 DP 212124 50 Ryan Place BEACON HILL**  
**Alterations and additions to Dwelling House**

With reference to your letter of notification of above DA to adjoining properties, dated 23 February 2021. I am writing on behalf of my wife and I, who own adjacent property at 39 Beacon Avenue, Beacon Hill.

We are in support of the DA, but require mitigation of the below listed issues. These issues were not addressed in the DA plans and documents.

1. **Risk of damage to our property fence** - Our fence borders the private driveway that services a number of properties along Ryan Place, including listed DA property. The private driveway is narrow and features a sharp corner, bordered by our property fence. We have observed removal trucks using the private driveway making contact with our fence. The DA plans and documents have not addressed how construction vehicles will be controlled to prevent contact and subsequent damage to neighbouring properties, including our fence. The documents have not addressed the responsibility of fixing and bearing cost of damages caused to neighbouring properties, including our fence, by construction activities.
2. **Construction noise** - We are concerned about construction noise given the close proximity of our property to the listed DA property and the close proximity of the private driveway to our bedroom windows. The DA plans and documents have not addressed mitigation of construction noise, especially early mornings, over weekends, public holidays and school holidays.
3. **Light glare** - We have experienced light glare from neighbouring properties into the back of our house, which is a major issue at night time. The DA plans and documents have not addressed the location, type and glare shields for lights along the north eastern elevation of the proposed build.

I trust the above listed issues can be resolved with controls being introduced early in the DA process or at design stage. Your feedback is welcome and can be addressed to our email addresses listed above.

Kind regards,

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