
Sent: 2/12/2020 9:26:04 PM
Subject: Online Submission

02/12/2020

MR Jonathan Rudd
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RE: DA2020/1440 - 42 Beacon Hill Road BROOKVALE NSW 2100

We would like to raise the following concerns over the proposed DA plans;

- Rear boundary set back.
- Side boundary envelope.
- Loss of shared views.
- Reflective nature of colour choice of paint/roofing.
- 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.
- Our concern is that the proposed build will not only block the shared district views from our main living and kitchen areas but will greatly impact our backyard as we will be looking directly at a large wall running the length of it. We also have concerns about the colour choice as it is highly 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 have concerns about the side set envelope (over the 45 degree on west side) and its contribution to bulk and scale and the overall height of the second storey.
- We would like any balcony to have screening as to allow for privacy, so you can't look directly down onto our backyard.
- Regarding landscaped open spaces, we are unable to make comment on this as insufficient information was provided within the current report.

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.

thank you