

---

**Sent:** 27/01/2021 4:22:34 PM  
**Subject:** Online Submission

27/01/2021

MRS Fiona Costa  
- 25 Reynolds CRES  
BEACON HILL NSW 2100  
fionacosta3@yahoo.com.au

**RE: DA2020/1716 - 23 Reynolds Crescent BEACON HILL NSW 2100**

We have concerns regarding the proposed Alterations and additions at 23 Reynolds Crescent Beacon Hill. The concerns we would like to address are the proposed raised steps to the rear yard level on the southern side of the property, the proposal to raise the level of the rear yard and the proposal to increase fence heights and landscaping (new screen planting).

Referring to Figure 9 Extract DA.07 - These plans are untrue. It is evident that the concrete slab at ground level has already exceeded the height of the approved CDC plans. Therefore we object to raising the level of the rear yard to meet this height and the proposal to build steps to the rear yard level as it will significantly impact the privacy of neighbouring dwellings specifically overlooking.

The proposal to increase the height of the existing boundary fence to the south and west is somewhat supported, however increasing the height of the fence would not be necessary if the rear level yard was built to the original rear garden height, as per the approved CDC.

In reference to Figure 9: Landscape Plan Extract - The planting of specified screening plants, *Waterhousea floribunda* and *Syzygium australe* Resilience to the southern and western boundaries raises concerns around natural sunlight, shadowing and foliage fall into neighbouring properties. Both plant species are considered rapidly growing large trees, with the growing height of the *Waterhousea floribunda* being 10m - 30m and with a canopy width of 10m. This large tree is considered unsuitable for a small property. The proposal to plant screening trees is not suitable to the southern boundary due to natural foliage fall and will have a significant impact to 25 Reynolds Crescent, due to the location of their pool, spa and recreational space. Whilst landscaping is supported for privacy we ask council to consider the effect of the proposed chosen screen planting to neighbouring dwellings.