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Subject: Online Submission

05/05/2020

MR Trevor Cook
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RE: DA2020/0332 - 4 Dareen Street BEACON HILL NSW 2100

T R Cook and J P Flynn
8 Dareen Street
Beacon Hill 2100

Dear Sir/Madam,

We are writing to register our objection to DA Application no DA2020/0332 in its current form as it is not in keeping with the surrounding housing and as proposed will impact view sharing on nearby houses including ours.

We have lived at this address since December 1996. It is an original 1960s house that was added to in the early 1990s, the changes were done by an architect specifically for this location and environment.

Character of Dareen Street

Beacon Hill, including Dareen Street, is a well-established area.

The houses around here were part of the post-world war 2 building boom in the 1950s and 1960s.

Over the years the housing stock has been added to by dual occupancy and more recently secondary dwellings. Of course, additions and improvements to the original housing stock has occurred over recent years. Nevertheless, in general, the housing stock is discrete and fits well with the physical environment. The built environment is still heavily influenced by the more modest approach to house sizes of the post war period. This is especially true of the eastern end of Dareen Street.

A very large home as proposed by the applicant, is not in keeping with the existing character of the eastern end of Dareen Street. If approved on its current footprint it will significantly alter the streetscape and would likely start a trend towards buildings that are large and dominant and more suited to new areas rather than a very well established street.

View sharing

The physical environment of Dareen Street is notable for its mature gardens, proximity to the national park and access to coastal breezes.

We, or not all of us, do not have some of the great views towards the national park on offer west of Jones Street. But we do enjoy a very pleasant north eastern aspect and coastal breezes. This is due to the location of Dareen Street along a ridge.

The houses at the eastern, end of the street, are generally aligned to allow all residents to enjoy the northeast orientation. On the south, and higher, side the front of the houses are generally aligned. On the north side, houses 2, 4, 6, 8 and 10 are generally aligned.

Where additions and improvements have occurred, they have not impinged, or impinged in only a minor way, on these established alignments.

The proposed application extends much deeper into the property than neighbouring houses to its west, it destroys the notion of view sharing through alignment of the rear of the houses.

It is not just the view, but the amenity of a north easterly aspect which concerns us.

The application states that view sharing has been given consideration and that there will be no impact on views. The latter is certainly not true and no evidence or argument is provided in support of the former.

The application looks like a standard design that has been proposed without any consideration of the surrounding properties in an established area.

We are concerned that this will have a permanent negative effect on view sharing and access to coastal breezes, as well as setting a precedent that will inevitably change the character the street.

We respectfully request that Council carefully investigate the claims made in the application and consider amendments to the proposal to ensure that the new building is more aligned with the existing housing around it and is consistent with view sharing regulations.

Yours faithfully,

Trevor Cook and Julie Flynn