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**Sent:** 22/07/2020 1:16:18 PM  
**Subject:** DA2020/0716 - submission

Attention: Ashley Warnest

Dear Ashley,

I am making this submission on behalf of Sarina Barbarino, owner and resident of 2 McKillop Road BEACON HILL which is a neighbouring property to 1 Gilles Crescent BEACON HILL, the subject property of Development Application DA2020/0716. My submission has been prepared in consultation with Sarina and other members of her family. I am her daughter-in-law and her appointed Power of Attorney.

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Thank you for the opportunity to provide feedback on development application DA2020/0716 at 1 Gilles Crescent BEACON HILL. There are several concerns with this proposal.

- **Shadow cast by the proposed granny flat and loss of northerly sunshine in the backyard of 2 McKillop Road.** My mother-in-law spends most of her day at home and particularly enjoys spending time in her backyard because of the northerly sunshine.
  - **Request for consideration:**
    - That a shadow diagram be provided that demonstrates the shadow created by the proposed granny flat on the shortest day of the year.
    - That the granny flat be located further away from the boundary with 2 McKillop Road and the design be amended so that shadow is not cast by the granny flat across the backyard and dwelling of 2 McKillop Road.
- **Loss of privacy and loss of amenity.** The south elevation of the proposed granny flat has four windows in total including two large double windows that would overlook the dwelling and backyard of 2 McKillop Road. In addition, the current plans include a large water tank along the wall of the south elevation which would be very visible from the backyard and dwelling at 2 McKillop Road and create a significant loss of visual amenity.
  - **Request for consideration:**
    - That the granny flat plans be amended to locate the two large double windows elsewhere in the proposed dwelling, so they do not overlook the property at 2 McKillop Road.
    - The water tank be located elsewhere away from the boundary with 2 McKillop Road; along the west elevation wall could be a more suitable location.

The right of the applicant to improve and add value to their property is acknowledged but this should not be at the expense of negative impact on, and devaluation of, a neighbouring property resulting from the development. The shadowing, view and loss of privacy created by the proposed granny flat is likely to have a negative impact on the visual and thermal comfort, as well as the value of the property at 2 McKillop Road and council is requested to take this into consideration.

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very best regards,

Narelle Barbarino  
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