
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

31/01/2023

MR Kerry Field
1 Consul Road ST
Brookvale NSW 2100
[REDACTED]

RE: DA2022/2271 - 3 Elizabeth Place BROOKVALE NSW 2100

To Whom it May Concern

On January 25th 2023 we made a submission to council regarding the proposed redevelopment of 3 Elizabeth Place Brookvale. In particular our concern related to the proposed secondary dwelling at the western end of the block. The proposal includes a kitchen window that directly overlooks, and looks into, a verandah and two bedroom windows on our verandah. We requested this kitchen window be specified as fixed and obscure or moved to the eastern wall of the structure.

We have given further thought to the proposed development and would like to also submit our objection to the general bulk, height and scale of the development, its proximity to our residence and its lack of coherence with the general architectural style of its surroundings. We feel a more suitable structure would sit lower to the ground rather than be elevated on poles and be positioned at least 4 or 5 metres further to the east. The proposed structure is an architectural obscenity from our perspective, being nothing more than a blank walled box of excessive bulk height and scale with a kitchen window and deck directly overlooking our bedroom windows and verandah.

We respectfully request council consider specifying the structure be lowered to ground level and moved 4 or 5 metres east, rather than elevated on poles along its eastern and southern sides. Doing so would eliminate the propagation of noise emanating from the structure against the side of our house and the structure would sit more sympathetically in its surroundings.

We further request that at the very least the southern end wall of the deck on the proposed structure be specified as blanked off. It appears the northern end wall of the deck includes vertical slats ensuring privacy from its north. No such privacy provision is currently provided at the southern end of the deck. Considering the prevailing winds generally blow from the south, this would seem an obvious inclusion. The proposed position of the deck is directly adjacent to the window of the main bedroom in our house elevated above, and some 4 metres to the deck's south. We feel it is not tenable to allow a deck to be constructed in the proposed location so close to the main bedroom window of our house and without some obstruction to ensure both our privacy and the privacy of users of the proposed deck.

We thank you for considering our two submissions.

Yours Sincerely K & S Field