

---

**Sent:** 28/08/2019 11:32:54 PM  
**Subject:** Online Submission

28/08/2019

MR Daniel Barros Souza  
- 14 Springvale AVE  
Frenchs Forest NSW 2086  
dbs.rj.br@gmail.com

**RE: DA2019/0866 - 12 Springvale Avenue FRENCHS FOREST NSW 2086**

28/08/2019

From: Daniel Barros Souza & Renata Luises Santana  
14 Springvale Avenue  
Frenchs Forest NSW 2086

**OBJECTION TO PROPOSED DEVELOPMENT**

Application No. DA2019/0866

Address: Lot 33, DP 225371, 12 Springvale Avenue, Frenchs Forest, NSW 2086

Dear Council,

We have bought and moved in our new house less than 6 months ago, and it came to our sad surprise that our peaceful neighborhood will be taken over by a major house redevelopment being proposed by our next-door neighbor.

Said that, we understand that it is within our neighbors right to renovate and improve their home, however, they haven't taken into consideration how their new house will negatively impact our house, our family, our daily routine and our neighborhood.

Below I will try to list the negative impacts of this development:

- Access to Sunlight/Overshadowing:

- - The proposed development will increase the height with an additional floor level, and this addition will create a shadow over a great area of our house, including both living internal areas and our private open space.

- - - Our internal living area already suffer from lack of light, due to the house in the back being a 2 floor levels, blocking our morning sun and overlooking it, which leaves only the afternoon sun light to our living area.

- - - - This new development height will block the access to sunlight in our living room in most part of the afternoon as per their shadow diagram.

- - - - With less sunlight, the house humidity will not drop, and temperature will be constantly low, requiring more heating. This also increases health problems, specially for our youngest son that suffers from asthma.

- - - Our open private areas will also be greatly impacted. At the front of our house, we have a small porch facing our swimming pool. And the design and height of the new house will shadow our entire balcony and swimming pool. The swimming pool is not included in their shadow diagram.

- - - If required, we would be happy to sponsor an independent shadow diagram and solar access analysis to compare with the one presented by the applicant.

- - - This is our main concern as it will be an impact that will be permanent.

- Size, Bulk & Height:

- - The plans clearly show that the height of the building is going to the maximum limits and sometimes beyond, like the building envelope.
- - This will have a direct impact in our access to sunlight as mentioned before.
- - Walking around our street, you will see very few houses with such bulk and height.
- - It can also have an impact on the neighborhood air ventilation.

- Demolition, Excavation, Landfill and Construction:

- - Amount of debris, dust and strong smell presents a health issue for local community, especially for elderly people and children.
- - - At home, our youngest son suffers from asthma, and living so close to a building site of this size, will probably affect him.
- - - It would be good to understand the correct measures that they should arrange to avoid such problems.
- - Due to the size of the building, it will likely require more excavation than what it's stated in the plan.
- - What risks the excavation will pose to our property? Is there a landslip risk or possibility of structural damage? How is that going to be mitigated? And in the event of a problem, how the situation will be handled?

- Public Nuisance:

- - Some of the residents park their cars on the street, and a construction site will increase road traffic, take more parking spaces, and as the street is not so wide, this might be a problem to garbage collection and pedestrian.
- - Nowadays, a considerable amount of people has the benefit to work from home, this allow them to be more available to their family, specially their children, by doing schools drop offs, pickups and having more time to do home work and study with them.
- - - The constant daily noise will make it very difficult to do office work from home, as it impacts on the concentration and ability to attend meetings and phone calls in a quiet place.
- - - Personally, I work from home at least twice a week, and my wife at least once a week. This construction will impact our ability to do our work from home.
- - - It will also impact neighborhood kids, including ours, to do their home work quietly after coming back from their school.
- - Security is also likely to be impacted, with more flow of people from different backgrounds, exposing our neighborhood daily routine and possibly creating opportunities for break ins or easy takings.

- Financial Impact:

- - Rented places around the building site will likely to be vacated
- - - We are renting 2 bedrooms that brings a needed income to our family to easy the cost of our living.
- - Inability to work from home will incur in more expenses like afterschool care and daily transport to office.
- - If this plan goes ahead and overshadow our living area, porch and swimming pool, our property will lose market value.