
Sent: 9/11/2020 4:44:37 PM
Subject: DA 2020/1145 Lot 75 DP 5539 19 Curl Curl Pde Curl Curl

9 November 2020
Northern Beaches Council
Att: Rebecca Englund
Principal Planner

DA2020/1145
Lot 75 DP 5539: 19 Curl Curl Parade Curl Curl

We are the owners of 17 Curl Curl Parade Curl Curl, the property adjoining the subject property.

We are concerned about the impact the proposed dwelling will have on our dwelling with regard to:

Shadowing and loss of light. A comparison of the shadowing diagrams 21 and 22 of the DA clearly indicate a significant loss of direct sunlight on the western side of our dwelling from noon onwards in winter months. Winter sun is important overall in warming any dwelling and in particular allowing us to enjoy the amenity of our deck. The deck will be partially shadowed from noon and heavily shadowed from mid afternoon onwards in the winter.

Loss of views. There currently exists a de-facto 'line' running along the rear northern building envelopes of the dwellings from number 11 to number 27 Curl Curl Parade, that allows each property to share and enjoy equal district and sea views and winter sun. The proposed dwelling extends approximately 7 to 8 metres beyond this 'line' and significantly affects our western/north western views and the prized ocean views of the 3 properties to its west. In our case, the rear of the proposed dwelling extends approximately 6-7 metres beyond the rear of our dwelling.

Remedies. The proposed dwelling is positioned on the lot approximately 4 metres further north of our dwelling which, due to its overall length, exacerbates the issues of shadowing and light loss, and loss of views. If the dwelling was positioned further south towards the street and if the dwelling was stepped down half a level from the rear of the garage, then some of this negative impact will be ameliorated.

We note that although the land on 17 and 19 Curl Curl Parade is roughly at the same level, the proposed dwelling is to be built nearly 2 metres above the level of our dwelling due the height of the posts on which it will sit.

We note in the Statement of Environmental Effects at clauses 4.0-4.3 it is acknowledged that the building height is 1.26m above the maximum building height of 8.5m. This variation, if approved, is at the core of our issues with shadowing and views on our dwelling.

We also note that clause 6.2(b) says, "Due to the general slope of the site towards the south...". In fact the site is on the northern side of Curl Curl Parade and it slopes to the north. This sub clause also claims that the dwelling, "will not result in any unreasonable impacts on adjoining properties in terms views, privacy or overshadowing". This is not correct as corroborated by the DA's diagrams referred to above.

We are supportive of the applicant Matthew Hambly's efforts to create a home for his family and we have enjoyed a harmonious and friendly relationship with him since we acquired our property more than 30 years ago. However we firmly believe that the proposed dwelling will have a significant negative impact on our dwelling both on the amenity we enjoy and consequently on its value.

It is entirely possible for those remedies we suggest to be implemented which we believe will create a fair and equitable outcome for ourselves and Mr Hambly.

Yours faithfully
Helen & Stephen Simpson