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**Sent:** 19/12/2019 1:41:21 PM  
**Subject:** Submission - 42 Surf Road, North Curl Curl (DA2019/1051  
**Attachments:** 44 Surf Road, North Curl Curl - additional submission.pdf;

**Attn: Max Duncun**

Please find attached an additional submission regarding amended plans submitted.

Kind regards,

Will

William Fleming  
Planner



**Town Planners**

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19 December 2019

The General Manager  
Northern Beaches Council  
Civic Centre  
725 Pittwater Road  
Dee Why NSW 2099

**Attention: Maxwell Duncan (Development Assessment)**

Dear Sir,

**DEVELOPMENT APPLICATION DA DA2019/1051  
PROPOSED NEW DWELLING AT 42 SURF ROAD, NORTH CURL CURL**

The applicants for 42 Surf Road have responded to our previous request to provide elevational shadow diagrams to demonstrate the potential impact to 44 Surf Road. As expected, the elevations diagrams show that the entire northern elevation of my clients dwelling will be overshadowed between 9am and 3pm in midwinter. Furthermore, it shows that both the first floor and the majority of the ground floor private open space areas will be severely overshadowed between 9am and 3pm. The north facing solar panels on my clients roof will also be severely impacted between 9am and 3pm which will limit the energy efficiency of their dwelling.

44 Surf Road has its primary private open space areas located at ground level at the front of the site and first floor balcony which takes advantage of the view towards North Curl Curl Beach. The shadow diagrams show that these private open space areas will not receive a minimum 3 hours of sunlight to at least 50% of their private open space in mid-winter. This is considered to be unacceptable, unreasonable and does not comply with the DCP control. In addition, none of the north facing windows, or the east facing sliding doors to the first floor balcony, will receive any sunlight between 9am – 3pm.

We reiterate our concerns raised in the previous submission and with the additional information provided it demonstrates that it will severely impact on 44 Surf Road in regard to overshadowing and the amenity of their home. It is also reflective of the excessive bulk and scale with little thought to try and limit overshadowing to my clients property.

Kind regards,

William Fleming  
BBF Planners