
Sent: 28/01/2020 8:56:44 PM
Subject: Online Submission

28/01/2020

MS Deb Rowe
31B Parr AVE
North Curl Curl NSW 2099
deb.rowe@optusnet.com.au

RE: DA2019/1461 - 33 Parr Avenue NORTH CURL CURL NSW 2099

Dear Sir or Madam,

I am the owner of the neighbouring property at 31B Parr Ave to the East of no 33.

1. My property is South-facing, so the only sunlight my property receives is from the East and West, with most of this from the West in the afternoon. I have three windows on the Western side, which comprise a bedroom, bathroom and kitchen. All currently only receive afternoon sun from the West all year, including during Winter solstice.

The proposed development extends the property significantly further South than the existing building footprint. I refer to the report 'Statement_of_Environmental_Effects'. Under section '5.3.3 Access to sunlight', the report states 'It does not increase overshadowing to adjoining properties'. This is not the case.

Photos, on page 9 of the same report, show the sunlight that is currently received on the Western side during the afternoon. The bedroom further North on the Western side is not shown in this picture.

The shadow diagrams of the same area, pages 8-10 from the document 'Plans_-External', distinctly show that all sunlight will be blocked from the Western side of my property between 9am and 3pm during Winter solstice, ie NO sunlight at all.

I note that the requirement is 'At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this DCP clause.'. Clearly, this requirement is not met by the proposed development.

Section '6.1 Context and Setting' from the report 'Statement_of_Environmental_Effects', states that 'The alterations and additions are appropriate and will have negligible impact on adjacent properties.'. Removal of all sunlight is clearly much more than a negligible impact and this statement contradicts the statement made under '5.3.3 Access to sunlight' from the same report.

This proposed development also includes modifications to the roof line which raises the height of the building, accentuating this effect.

Should the proposed development proceed, sun would be blocked completely from these rooms which only receive sun in the afternoon on the Western side, essentially turning them into cold and dark, cave-like rooms, inhabitable during Winter. The impact would be regardless

of the time of year and the position of the sun. There will also be a significant negative impact on the value of my property.

2. The extension of the deck further South exaggerates the transfer of noise from occupants on the deck into my living space, which is currently an issue with the existing deck.

3. Included in the proposed development, is a spa with a pump. There are no provisions in the documentation to prevent the owners of 33 Parr Ave running the pump at night, of which the noise will impact on the ability to sleep.

4. I note that there is also no provision for the construction of permanent drainage in the modifications to the back yard. In 2019, the owner of 33 Parr Ave removed a large area of vegetation and constructed a retaining wall in their back yard, without including drainage to provide for run-off which was previously captured and absorbed by the vegetation. This has created a significant drainage issue and has already resulted in the foundations of my water heater being washed away, which I've had to repair at my own expense. When it rains, the water runs off from their property, flooding my back yard and also that of my neighbour at the back of me in Reid Ave. This drainage issue has still not been addressed and is ongoing.

I appeal to the Council to consider the considerable negative effects of this development on my property and that they request the owner of 33 Parr to make alterations to overcome these.

Yours sincerely,
Deb Rowe