
Sent: 12/06/2025 10:23:15 PM
Subject: DA2025/0555 - 14 warekila rd, Beacon Hill
Attachments: objection.pdf;

Attention: Dean Pattalis

Please find attached a submission for the above property.

Regards

Rae Fleming

To: Dean Pattalis

The Assessment Officer
Northern Beaches Council

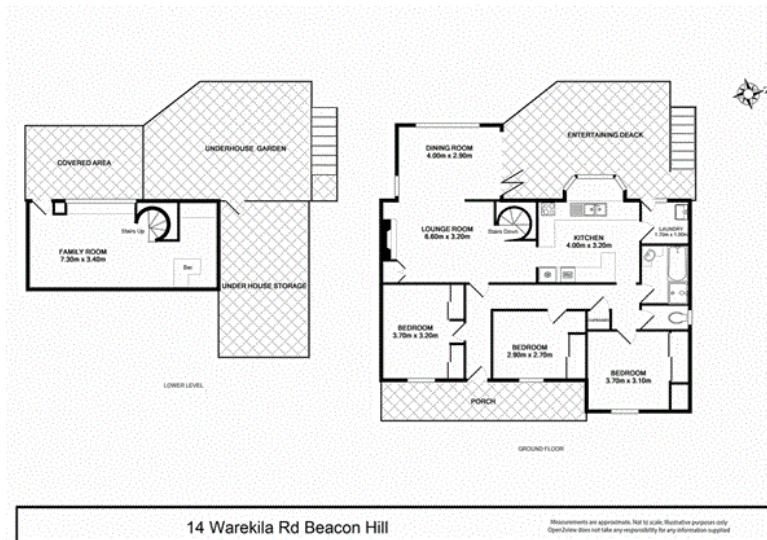
Dear Assessment Officer,

Re: DA2025/0555 - Lot 7 Sec96 DP244645, 14 Warekila Rd, Beacon Hill

We are writing as the immediate neighbours residing at No. 16 Warekila Road, directly adjacent to the property at No. 14 Warekila Road (the subject of this DA), to lodge a formal objection to aspects of the proposed development due to concerns regarding solar access, ventilation, visual impacts, and non-compliance with planning controls.

After reviewing the plans and supporting documents, we wish to highlight the following specific concerns:

The proposal includes a first-floor addition with a proposed ridge height of RL 100.88 and a lower ground floor level of RL 91.44. This results in an overall building height of 9.44 metres, which clearly exceeds the maximum permitted 8.5 metres. While the justification suggests the breach is minor (this is not minor) and imperceptible from the street, this does not account for the impact on neighbouring properties, particularly ours at No. 16. Also, the proposal is using terminology that is misleading, suggesting the lower ground floor is a workshop, then elsewhere it is identified as a multipurpose room. It is in fact a habitable room. The rear of the property has already been identified as two storeys and therefore adding another storey will make this premise 3 storeys at the rear and two at the front (see photo below as a reference from 2012 for the lower ground floor).



From our property the proposed addition will create increased visual bulk, a loss of sun and breeze, due to the added roof height, especially given the relative proximity to the boundary. The suggestion that it is invisible to the naked eye is ridiculous. The statement that "the proposal sits well below the tree canopy" and is not visible from the streetscape is untrue. The photo below shows that the proposed roofline will be approximately halfway up the gumtrees.



Approving this variation establishes a precedent for other height breaches along the street, eroding the integrity of the planning controls. The LEP's 8.5m height limit exists to protect amenity and character. If you look along the western side of the street, the ridgeline of each house is similar, even that of the odd two storey dwelling, because of the position and design of the house for the land. No. 16 is single storey at the front and two storey at the rear and already they are at similar height, because no. 14 is already two storeys at the rear. If we were to add a storey at the front, we would still be two storeys at the front and two at the back.

The increase in roof height at the ridgeline has the potential to cast a longer or deeper shadow during winter months. As our property lies to the south of the new storey, even a small increase in height will worsen overshadowing, particularly during morning and midday sun. This raises legitimate concerns about our private open space and natural lighting and warmth within our home. We rely on the sun from the north for warmth and the breeze to flow freely through the house. The increased height and bulk will obstruct natural north-easterly breezes which provide essential cross-ventilation to our property, particularly during summer. This reduction in airflow is compounded by the proximity of the proposed works to the shared southern boundary. In addition to this, the reduction of light and warmth will exacerbate mold issues and effectively leave us feeling as though we have two southern aspects, with no benefit of any northern exposure.

As you can see by the photo below, if you add another storey it will almost all, if not all, block the sun, and breeze from our home.

This photo is taken from our second storey and we are at similar heights at this level (this is their single storey at the front of the property).



Based on the plans provided, the bulk and height of the first-floor addition are likely to reduce winter solar access to my north-facing areas, including gardens, outdoor spaces and internal rooms. As the site at No. 16 slopes down from No. 14, our property is particularly vulnerable to overshadowing. The extent of shadow cast by the proposed upper storey significantly reduces daylight, natural warmth, and passive solar heating to indoor and outdoor areas. This diminishes our residential amenity and will reduce the energy efficiency and liveability of our home.

The shadow diagrams do not accurately represent the true impact of the development, the proposed shadows don't correspond to the proposed roof shape, there is no scale bar, are the eaves taken into consideration? The plans are over simplified. Also they don't show a vertical addition, only horizontal, so they don't show a more accurate representation of how sunlight interacts with elevations and solar access into north facing windows. We request Council assess the accuracy of these plans.

I would also like to point out that the submitted plans are somewhat confusing, as there is a lack of keys, scale bar, annotations and no roof plans, either existing or proposed, considering a whole new roof and level is proposed, so how can one determine exactly the true impact will be, when essential information is withheld? Irrespective of that, without any plans you can clearly see the impact it would have on our property.

I genuinely hope that Council will consider the real and lasting impacts this development would have on our daily life, comfort, and wellbeing in our home.

Natural light plays a vital role in how a house feels—it brings warmth, openness, and a sense of life to a space. Losing that light would deeply affect the way we experience and enjoy our home each day.

I respectfully ask that this development not be approved in its current form, and that consideration be given to the rights and amenity of existing residents like ourselves.

Thank you for taking the time to read our concerns. We would be happy to discuss this further if needed.

Sincerely,

Darren and Rae