
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/05/2023 2:51:11 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/05/2023

MRS Belinda Geros
1 Loftus ST
NARRABEEN NSW 2101

RE: DA2023/0492 - 4 Loftus Street NARRABEEN NSW 2101

Subject: Concerns Regarding Proposed Development at 4 Loftus Street Narrabeen

Dear Brittany Harrison,

We would like to express our concerns regarding the proposed non-complying development application at 4 Loftus Street Narrabeen. While we have no issue with our new neighbours wanting to renovate their home, as owners of two properties surrounding this property, we believe that certain aspects of the proposal raise significant issues related to privacy, visual impact, overlooking, shadowing, setbacks, bulk and scale and non-compliant roof colour. As a result, we believe that the proposed development will have a negative impact on the residential amenity and overall character of the area.

One of the major concerns is the creation of three levels of living areas within the building, which, from our understanding, exceeds the permitted two-story limit. Variation from the height limit is only possible if there are physical site constraints that warrant an exception. However, in this case, the block is flat, and there are no features that justify departing from the height requirement. Furthermore, if an exception were to be granted, the development must comply with all numerical height controls and development standards, which the proposed development fails to do. Therefore, we believe that the approval of the third storey would not be appropriate.

Additionally, the proposed addition of a room creating a third storey of habitable space, along with the changes to the roof line on Level 2 and the addition of a roof over the front balcony, will result in an increase in bulk and scale. This, in turn, will lead to non-compliance with side setback, wall height, and building envelope controls. As a whole, these additions should not be approved.

We would like to clarify that while the applicants claim that they are surrounded by three-story houses, this is not accurate. The neighbouring properties at 143 and 141 Ocean Street are actually two-story homes with an underground basement garage. Additionally, 1 Loftus Street, currently under construction, has existing use rights for a roof height of 8.8m (brought down from 9.5m) and should not be used as a comparison or reference for this application.

One of our primary concerns is the potential loss of privacy and overlooking resulting from the proposed three-floor addition. The new construction will directly overlook our first-floor living room, kitchen and dining space. The elevated height of the third-floor addition would also

enable direct views into two of our teenage daughter's bedrooms and downstairs living areas and entertaining spaces. Given that these areas are frequently used living spaces, this proposed overlooking would create an unwarranted breach of privacy for both dwellings.

This invasion of privacy contradicts the requirements outlined in Part D8 Privacy of the Warringah Development Control Plan 2011, which emphasises the need to optimize privacy for occupants of both the development and adjoining properties. It suggests orienting living areas and windows towards private open spaces or the street to limit overlooking. Rather than relying on screening devices, high sills, or obscured glass, the effective placement of doors, windows, and balconies that avoid overlooking is preferred. We kindly request that the council suggests a more skilful design by considering reconfiguration and minor scale reduction, which would allow all properties in Loftus Street to maintain or enhance their respective amenity.

Moreover, we would like to draw attention to the proposed external finishes to the roof, which include the highly reflective colour of Surfmist. Given the proposed design with multiple roof levels, this choice of colour will result in direct reflection into our living and sleeping areas. We kindly request that the council suggests a darker colour to minimize glare that would otherwise affect our properties. It is essential to ensure that the external finish of the roof falls within a medium to dark range to prevent excessive glare or reflectivity that may cause nuisance to neighbouring properties.

In conclusion, we have strong concerns about the current form of the proposed development at 4 Loftus Street, Narrabeen. We firmly believe that it will have a negative impact on the residential amenity of neighbouring properties and the general character of the locality.

Considering the configuration of this development, we cannot support it on this site. Therefore, we respectfully request that the proposed development be adjusted in its current form. Any future development on the site should be compatible with the local area and address the issues raised in this submission.

Thank you for your attention to these concerns.