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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/05/2023 5:06:34 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/05/2023

MRS Alana Newey  
- 2 Loftus Street ST  
Narrabeen NSW 2101

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

We object to the development application in its current form and it should not be approved without amendment.

The application should be amended to achieve substantial compliance with the LEP and DCP or alternatively suitable conditions imposed by Council to require better compliance with the DCP as suggested below.

The bulk and scale is excessive. It should be reduced.

The alteration to the roof height on the Eastern side second level and addition of a roof structure over the balcony on level 2 will create additional bulk and scale and increase shadowing. The proposed roof is outside the building envelope and does not comply with side set back requirements. The changes to the roof line proposed for level 2 should not be approved.

The internal ceiling in the proposed Guest Bedroom is an existing raked ceiling. There is no other reason other than being an aesthetic one, as to why it is proposed to increase the height of this Eastern section of wall and raise the roof height. That room is already habitable in nature. Altering the height of that wall and section of roof, will cause additional loss of sunlight to rooms in our house.

There has not been careful design consideration to minimise loss of sunlight and privacy. The proposed window on the Guest Bedroom may result in privacy issues and overlooking into the room opposite. We dispute the shadow diagrams, as clearly we receive sunlight into our habitable rooms on the western side of our house.

A further submission will be forwarded attaching photos showing sunlight on our habitable rooms on the wall adjoining property No.4 Loftus. The photos will clearly show that we receive a significant amount of sun onto the front and rear areas of the western wall of our house.

In addition there are no shadow diagrams that show the impact of loss of sunlight on habitable rooms. This should be required. Habitable rooms used as a home office will be impacted by significant sunlight loss and before consideration to the alterations is given the applicant should produce shadow diagrams to establish the loss of sunlight that will be caused to habitable rooms, particularly those on level one of 2 Loftus Street. The alterations and additions must not eliminate more than one third of the existing sunlight accessing private open space of

adjacent properties from 9am to 3pm at the winter solstice (21 June). The additions and alterations fail to meet that control. The shadow diagrams show 100% loss of existing sunlight to the back yard and front yard of the southern end of 2 Loftus Street at 3pm. The increase in roof height should not be approved. It is not necessary to create a habitable space it merely delivers an increase in ceiling height. Where the effect is to remove 100% of sunlight that part of the application that causes the increased shadowing should not be approved. [SEP:SEP]A minimum of 6 hours solar access will not be retained to the clothes drying area of 2 Loftus street which is located at the southern rear yard of the property.

The development creates 3 levels of living areas. The building will have 3 storeys of habitable living rooms which should not be permitted.

Variation from the 2 storey limit is only possible where the physical site constraints warrant an exception to the requirement. That is not the case here. There is no feature of the block that would warrant departure, it is a flat block. Further if an exception is granted the development must comply with all numerical height controls and development standards. The proposed development does not. The 3rd storey should not be approved.

Whilst we object to the 3rd story in entirety, if Level 3 should be approved the room should be reduced in size significantly to reduce bulk and scale and achieve compliance with the DCP (other than the 2 storey restriction).

There is no attempt to keep the building within the building envelope or comply with side set back controls. The non compliance is not minor. Encroachment into areas beyond the building envelope should not be permitted. Built space should comply with side set back requirements. There are no features of the block that would warrant an exception. Where proposed additions fail to comply with side set back requirements they should be stepped in so that they comply.

The wall heights exceeds 7.2 metres. The walls creating the room on level 3 do not comply with the height control. Walls heights are 7.6 metres. The walls should be articulated to reduce bulk and scale and achieve compliance with the DCP. An exception to the height control for walls should not be approved.

The addition on level 3 includes balconies creating opportunities for overlooking 2 Loftus Street and other properties and should not be approved.

The 3rd storey results in additional shadowing which is unacceptable and will interfere significantly with the amenity of all adjoining properties. The 3rd storey addition should not be permitted where it creates additional shadowing resulting from additions that do not comply with a control in the DCP.

The proposed development creates 335sqm of floor area. An increase in floor space should not be permitted where it does not comply with any FSR control. There is already departure from the landscape control as a result of existing use rights. The landscaped area is less than 40% (noting a minor beneficial change would result if the application was approved) and increasing the bulk and scale of the building will emphasise the lack of landscaped areas. Bulk and scale should be reduced.

The addition of a room creating a 3rd storey of habitable space, the change to the roof line on Level 2, the addition of the Family Room, and the addition of a roof over the front balcony will add bulk and scale. It will increase shadowing and results in non compliance with side set backs, wall height and building envelope controls. The additions as a whole should not be

approved.

The application should not be approved without requiring the applicant to:

1. reduce bulk and scale,
2. delete the room added as a 3rd storey,
3. reduce the height of the proposed alteration to the roof on level 2 to comply with side set back and building envelope requirements,
4. comply with the FSR control,
5. reduce or eliminate additional shadowing by adhering to the building envelope and side set back requirements in the DCP,
6. articulate the side walls on level 2 if there is an increase in wall height and also on level 3 if the addition to level 3 is approved,
7. if the addition of the 3rd storey is approved reduce the size of the room to achieve compliance with all standards and all development controls (other than the 2 storey limit) including side set back and building envelope controls and delete balconies.

We do not object to the reconfiguration of the ground floor provided a kitchen is not installed. We object to any alterations that will result in creation of 2 separate residences, or a rental opportunity for the Ground Floor.

If the original roof line on the first level on the Eastern side is not changed we would not object to the reconfiguration of the first level.

For all of these reasons we are concerned about the proposed additions which change the roof height and bulk of the building.

Kind Regards

Alana Newey  
2 Loftus Street,  
Narrabeen