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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 1/08/2024 12:52:17 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

01/08/2024

MRS Alana Newey  
2 Loftus ST  
Narrabeen NSW 2101

**RE: DA2024/0855 - 4 Loftus Street NARRABEEN NSW 2101**

We do not object to the owners wanting to renovate, provided that the proposed plans meet Council's requirements with respect to the DCP and LEP.

Having returned from overseas only several hours ago, we have not had sufficient time to prepare this submission in its entirety. Further photographic evidence will be submitted to support the issue of loss of sunlight in the next few days.

Our objection primarily relates to the loss of sunlight on the Western side of our property, that adjoins the side boundary with No.4 Loftus. This side of our property only receives afternoon sun, it does not receive any morning eastern sunlight.

We believe the sun received on that Western boundary, is an invaluable amenity to us. The rooms affected would be my son's bedroom on Level 2 (where he works from home also), kitchen, downstairs bedroom and the laundry. These rooms are high frequency used areas. It also will affect our outdoor clothesline area. The proposed DA shows that we will lose sun into this area. We have owned our property for a significant period of time, and do not wish to lose sunlight from these rooms now.

We dispute the shadow diagrams, as we currently receive a significant amount of sunlight into all habitable rooms on the Western side of our property. The shadow diagrams do not show the correct loss of sunlight onto our Western side of our property, in particular on Level 2. The alterations and additions must not eliminate more than one third of the existing sunlight accessing private open space of adjoining properties from 9am to 3pm on 21 June. The alterations and additions fail to meet that control. Where the effect is to remove 100% of sunlight, that part of the application that causes the increased shadowing should not be approved. A minimum of 6 hours solar access will not be retained to the clothes drying area, which is located in the south western rear corner yard of our property.

The roof height on the Eastern side of No.2 is already significantly high due to it being a raised raked ceiling. Any renovations to this area should result in a reduction of roof height. Proposed changes to the Guest bedroom window on the Eastern boundary will result in privacy issues. The current window is obscure glass bricks. The proposed window will result in overlooking into a downstairs bedroom, and looking directly into my son's bedroom on Level 2 of our property. This needs to be addressed.

Proposed is a 3 storey residence. Variation from the 2 storey height limit is only possible where the physical constraints warrant an exception to the requirement.

We believe the DA in its current form for the proposed works, will have a significant negative impact on our current living conditions. We request that the proposed DA be adjusted to address these issues.

Thank you for your consideration of our concerns. Please do not hesitate to contact me if you require any further information, or would like to discuss the matter.

