
Sent: 24/05/2020 4:56:51 PM
Subject: Objection Letter DA2020/0434 62 Mactier St Narrabeen
Attachments: 200524 Objection Letter DA2020_0434_North Beaches Council re 62 Mactier st.pdf;

Dear Mr. England,

Please find attached letter for Council consideration.

Regards
Nigel & Diana Farquhar
(E) nfarqu@gmail.com
(M) 0400025707
60 Mactier St, Narrabeen

24th May 2020

Mr. Nick England
Planner
Northern Beaches Council

(E) council@northernbeaches.nsw.gov.au

Dear Council & Nick England

RE OBJECTION SUBMISSION DA2020/0434, 62 MACTIER ST NARRABEEN

I tender this submission which is an updated objection letter submission from DA2019/0975. Note we issued letters the Owners/Applicant on 1st August 2019 and same letter sent to Council on 2 October 2019 whereby I sent a series of marked up plans.

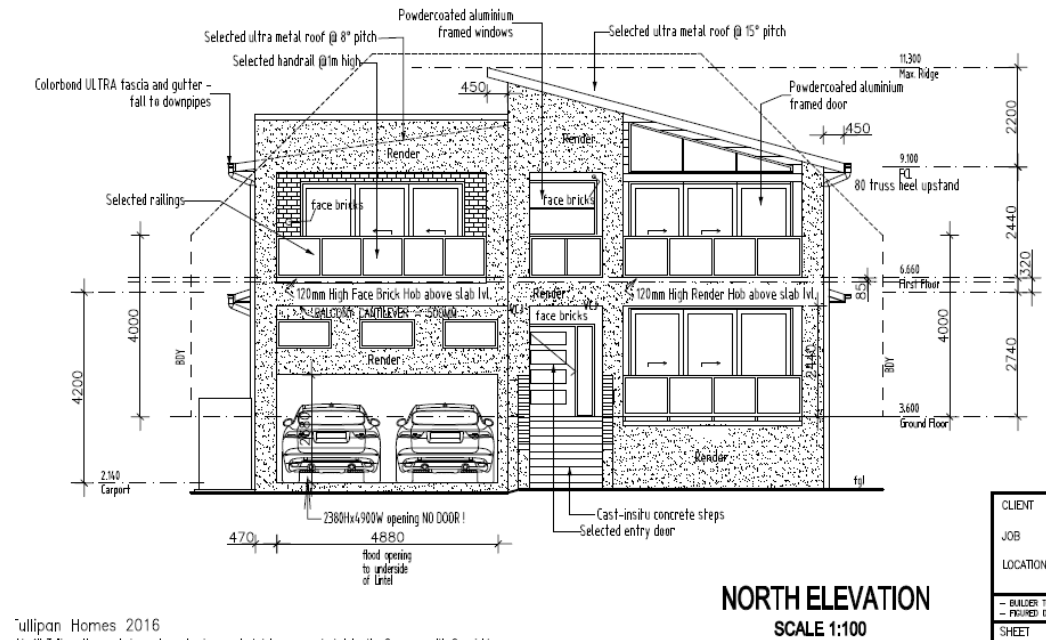
I Nigel Farquhar and my mother Diana Farquhar (we own the eastern house no. 60 Mactier Street) and we acknowledge that the Applicant has made some improvements and a move toward compliance but is still non-compliant in envelope. There are many examples of compliant flood levels and quality designs located on Wimbeldon Ave. However, please consider our three objections:

1. the bulk and scale breach:

We appreciate the Applicant has made an attempt to reduce the bulk and scale by setting the second storey back by between 1.42m and 1.8m (on east side) and there is some now articulation along this boundary, the overall building height has reduced from 11.62m to 10.65m. The use of more lightweight materials to the second storey is also an improvement. We acknowledge that the Applicant also now shows the correct location of the 4m envelope compliance commencing on the ground and not from the 1.3m flood level in DA2019/0975.

Previous DA Submission DA2019/0975 North Elevation below:

The side envelope incorrectly control started from increased floor level and still breached the envelope.



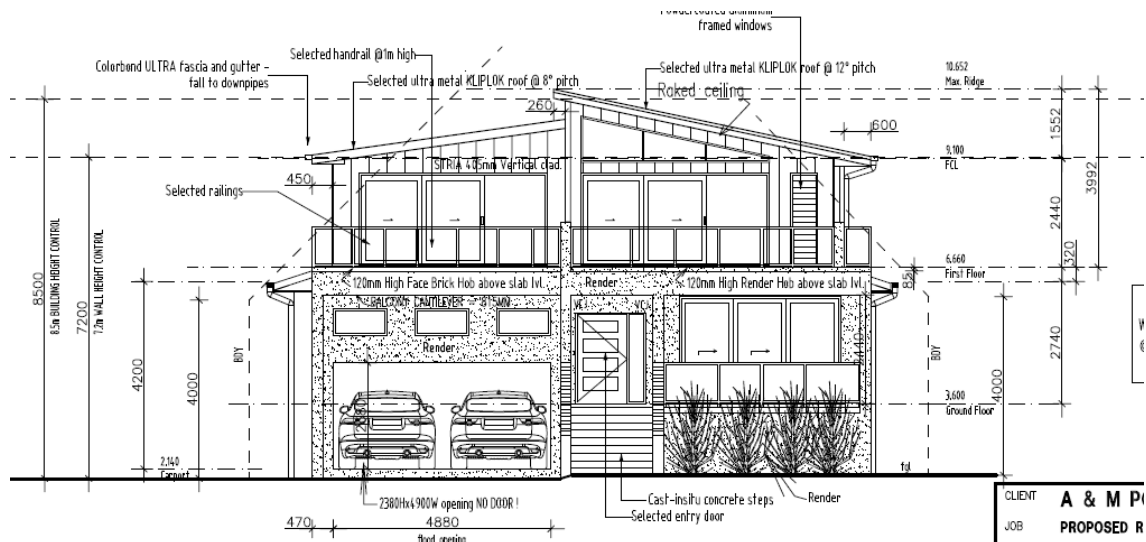
© Tullip Homes 2016

All Tullip Homes designs, plans, drawings and sketches are protected by the Commonwealth Copyright Act 1969.

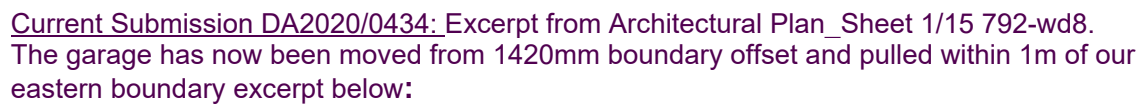
Excerpt from Current DA2020/0434 below:

Shows the similar level of envelope non-compliance but at least the envelope control commences from the ground level currently being considered in the cl4.6.

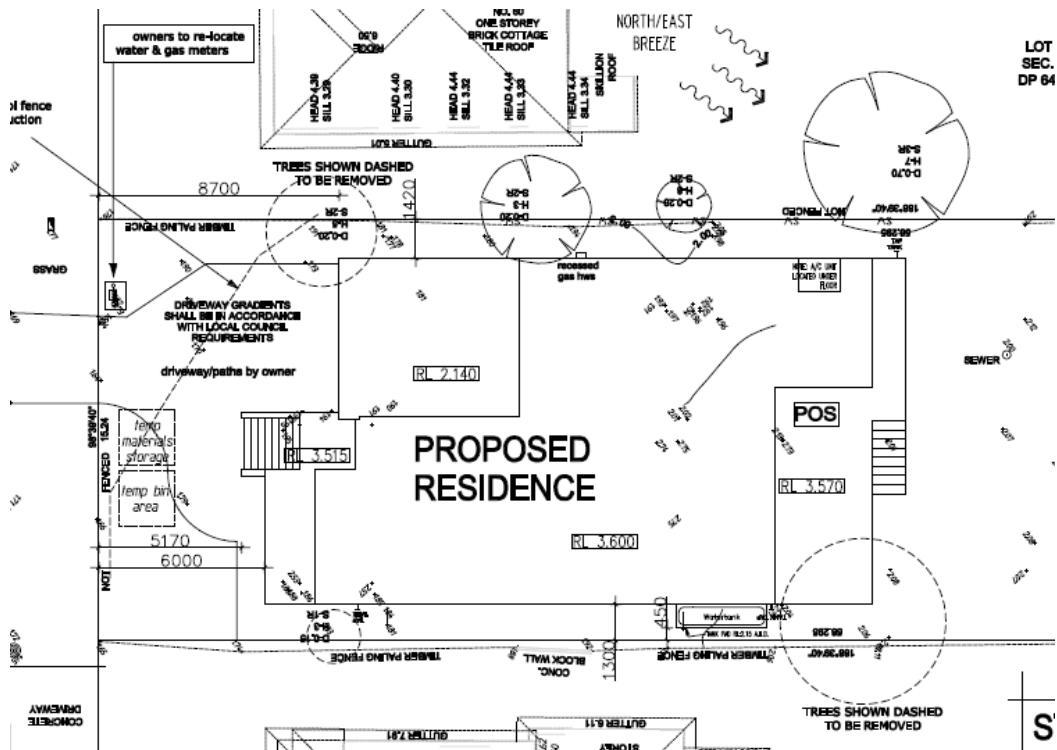
We realise that the upper floor plan needs to be functional. We would accept the reduction in the second floor width by 500mm which would still render the envelope non-compliant but acceptable compromise to us.



The Previous DA2019/0975 the site set back was 1.4 and now it is 1m and we note the building width has grown from 15.520m to 15.94m. We do acknowledge that the minimum side set back is 1m but request for the east side setback be minimum 1.2m which will assist in reducing the solar shadowing which is substantial in winter equinox:



Excerpt from DA2019/0975 sheet 1 of 15:



3. Airconditioning fan coil unit location – Request to move:

We objected to the location of the air conditioning condensers being located in the corner of the house in the previous submission DA2019/0975. See excerpt above on the eastern boundary.

Current submission DA2020/0434 excerpt over the page:

The current submission is worse being located in the eastern a boundary offset this massive A/C system will be very noisy and will echo tremendously between the fence and the three storey building. As we have requested before, condensers must be located under the house and more centrally as to not impact the quiet enjoyment of our property. There is ample sub floor room to install the fan unit under the 1.4m approximate head height.

Request that the A/C be moved under the POS rear deck and more central to the building footprint.

We look forward to receiving proper consideration and the appropriate changes.

Regards.

Nigel Farquhar
Diana Farquhar
(E) nfarqu@gmail.com
(M) 0400025707

60 Mactier St
Narrabeen, NSW 2101.