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**Sent:** 8/10/2019 1:44:21 PM  
**Subject:** FW: Proposed houses 62 Mactier St Narrabeen  
**Attachments:** 190801 LTR Popovski Proposed Development 62 Mactier St.pdf; 62 Mactier St Narrabeen Tullipan Homes 28 March 2019\_Redacted.pdf;

**From:** Nigel Farquhar  
**Sent:** Wednesday, 2 October 2019 8:09 PM  
**To:** Council Mailbox  
**Cc:** Diana Farquhar ; Nigel Farquhar ; Nigel Farquhar  
**Subject:** Fwd: Proposed houses 62 Mactier St Narrabeen

Dear Council & Nick England

**RE; OBJECTION SUBMISSION DA2019/0975, 62 MACTIER ST NARRABEEN**

I tender this submission which was made to the applicant prior to their DA lodgement on the 1st August 2019.

I and my mother Diana Farquhar (**we own the eastern house no. 60 Mactier Street**) issued the attached letter and marked up plans which were for revision 3 of the applicants plans. In the recent lodgment the revision may be later and a pool added but the built form has not changed at all and our objections still stand.

Please refer and read the attached, however in summary we object to:

**1. the bulk and scale breach:**

Either the second story is offset more and fits within the envelope of it the owners want to have two storeys sitting wholly contained over each other the width of the built form needs to reduce and the boundary offset needs to be set back by 1700mm on the eastern boundary and 1200mm extra on the west. Please refer to my mark up on sheet 4 in plan, sheet 5 and 6 for elevational markups. These changed **MUST** be made as our property is towered over with the additional 1.4-1.5m flood adjusted ground floor, we are plunged into darkness and stepping back the second storey.

There are many examples of homes in recent years in Wimbeldon Ave that have set back the second storey from side boundary this design must also follow. I will be making a second submission with photos from this street.

**2. Privacy and overlooking**

Note in my email, we offered to sit and discussed but no further contact was made by the applicant to discuss and the application was lodged. Refer to the mark ups to windows on sheet 6 that need to be made high level windows or obscure. also refer to mark up on sheet 9 for window modification

**3. Airconditioning fan coil unit future location**

Council will note that the Applicant has conveniently removed the air conditioning fan coil unit in the DA plans to suit themselves. We must have a DA condition of consent that permits the owners to locate a noisy fan coil unit on the side boundary. The Fan unit must be centrally located under the house given there is 1.4m approximate head height.

Please can you confirm you have received this submission and ensure any amendments are issued to us to review.

Regards  
Nigel & Diana Farquhar  
60 Mactier St Narrabeen NSW 2101  
M 0400025707

----- Forwarded message -----

From: **Nigel Farquhar** <[nfarqu@gmail.com](mailto:nfarqu@gmail.com)>  
Date: Thu, 1 Aug 2019 at 14:01  
Subject: Proposed houses 62 Mactier St Narrabeen  
To:

Hi Michelle

Thanks for the opportunity to review your plans.

Please find attached comments.

Happy to sit down and discuss.

Kind Regards  
Nigel Farquhar  
0400025707  
60 Mactier St Narrabeen

Thursday, 1<sup>st</sup> August 2019

MR & Mrs Popovski

62 Matier St

Narrabeen

NSW 2101

Delivered by hand.

Dear Mr. & Mrs Popovski

**Proposed Development 62 Mactier St – House and Secondary Dwelling**

Thank you for sharing your plans to redevelop your property received by my mother, Diana on 31/7/19.

The proposed design prepared by Tullipan Homes Pty Ltd dated 28/3/2019, drawings 7292-Wd3, cover sheet, sheets 1-7, 9-11 and excluding sheet 8 the solar access plans / Shadow diagrams and sheets 12-15. I enclose colour markups corresponding to points raise below.

Whilst your development will have an impact on my mother's amenity, solar access and privacy, we also understand the general permissibility of what is proposed as we also may redevelop our property. However, we have the following issues with the proposed design. We request the following amendments be considered and made:

**1. Bulk & Scale: Envelope Breach:**

We understand that the design must cater for flood occasions and hence the front home is very bulky when considering two storeys above the 1.46m flood height. The impact on western solar access afforded to our property is greatly impacted turning the property in a shadow. We are also aware of the solar access requirements consider solar access on 21 June and north sun is the priority here, however this is a bulk and scale issue and the first floor breaches the maximum allowable envelope when taking the 4m from the flood height level and the 45 degree angle.

***The First Floor needs to be set back to reduce the bulk and scale and lessen the solar loss and comply with maximum allowable envelope. The setback on the eastern boundary reduce by 1.2m to 1.7m and between 800mm to 1.2m on the western boundary. You may be able to achieve compliance with a combination of a reduced setback, change the pitching points externally removing flatter protruding parapet wall and replace with a eastward sloping skillion roof. Alternatively, reduce your footprint and maintain the same sized second storey as the ground floor***

## **2. Property common boundary:**

The existing asbestos garage external eastern sheeted wall as my mother has discussed with you, has been constructed on the boundary line and the eaves overhang our property. It is acknowledged that this will have to be demolished to accommodate your new build. We will have to move our plans pots and lighting currently on this external wall.

***We request that the surveyors correctly locate the true boundary line as per the registered cadastral location is and provide a surveyors plan and certificate confirm this in the setout stage post demolition of the project for review and then again confirmation of the boundary new fence being correctly located on completion.***

## **3. Privacy & Overlooking**

There are a number of windows on the eastern side that impact privacy

***Please make the laundry window opaque glaze and reduce the media window to a high level window on the ground floor. We also request the east side window of the rear building be reduced to a high level window.***

## **4. Noise & Air Conditioning Fan Coil Unit**

The fan coil unit is located in the 1.5m void under the house on our side of the proposed building. These units are extremely noisy.

***We request that the fan-coil unit be located centrally under the house on rubber mounting, be surrounded by an acoustically treated pen that still allows for the required airflows. This is all possible and still accessible.***

Although not a requirement at this stage, we would appreciate being able to review revisions to the design prior to lodgement with Council. Happy to meet and discuss at a convenient time and my contact details are below.

Kind Regards



**Nigel Farquhar**

**(M) 0400025707 nfarqu@gmail.com**

**Diana Farquhar**

**60 Mactier Street Narrabeen**

Enclosures: cover sheet and marked plans sheets 1, 3, 4,5,6, 9 & 10

Ref: 190801 LTR Popovski Proposed Development 62 Mactier St



Site Area: 888m<sup>2</sup> ✓  
 Driveway/paths: 70.0m<sup>2</sup>  
 Site Coverage: 338m<sup>2</sup> = 38.1%  
 Max. building height: 9.61m

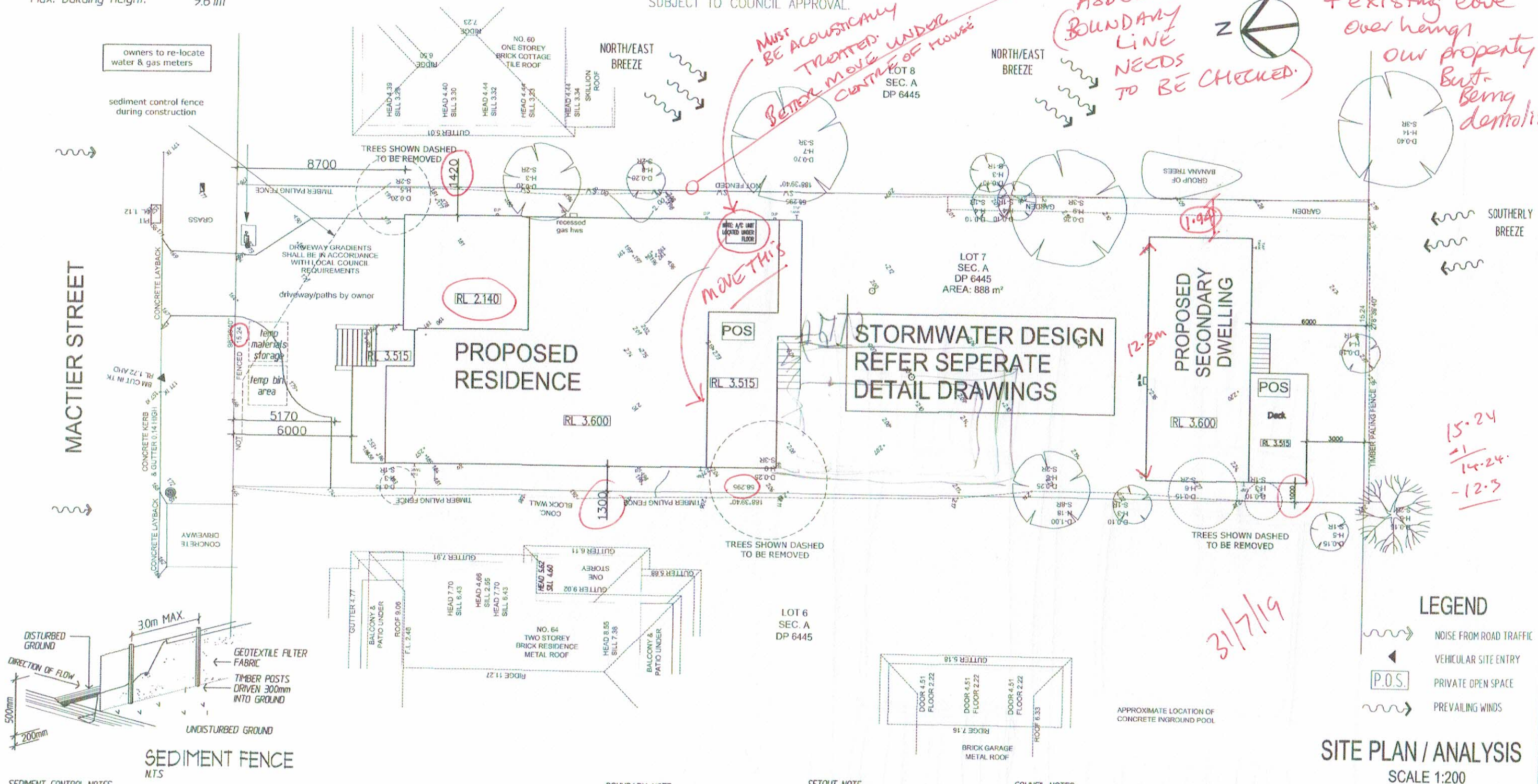
NOTE: THE OWNER HAS PROVIDED TULLIPAN HOMES WITH THE REQUIRED FINISHED FLOOR LEVELS AS SHOWN ON THE PLANS. ALL PROPOSED FLOOR LEVELS ARE SUBJECT TO COUNCIL APPROVAL.

**CUSTOM**

NOTE: FACE OF ASBESTOS GARAGE IS BOUNDARY LINE + existing eave over hangs our property BUT - being demolished.

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- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
  2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
  4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
  5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
  7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

**BOUNDARY NOTE**  
 BOUNDARY INFORMATION SUPPLIED BY BUILDER. CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

**SETOUT NOTE**  
 BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK. BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

**COUNCIL NOTES:**  
 - NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS  
 - EASEMENTS SHOWN ON SITE PLAN  
 - EXISTING VEGETATION SHOWN ON SITE PLAN  
 - STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS

**CAUTION:**

1. UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES. \*\*\* DIAL BEFORE YOU DIG (CALL 1100) \*\*\*
2. THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.



CLIENT	<b>A &amp; M POPOVSKI</b>		
JOB	<b>PROPOSED RESIDENCE</b>		
LOCATION	<b>62 Mactier St Narrabeen</b>		
<div>- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.</div> <div>- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.</div>			
SHEET	DATE	DWG No.	
1 of 15	28/03/2019	<b>7292-Wd3</b>	

plan prepared by TULLIPAN HOMES

**TULLIPAN HOMES** PTY LTD

Lic. No. 131446C

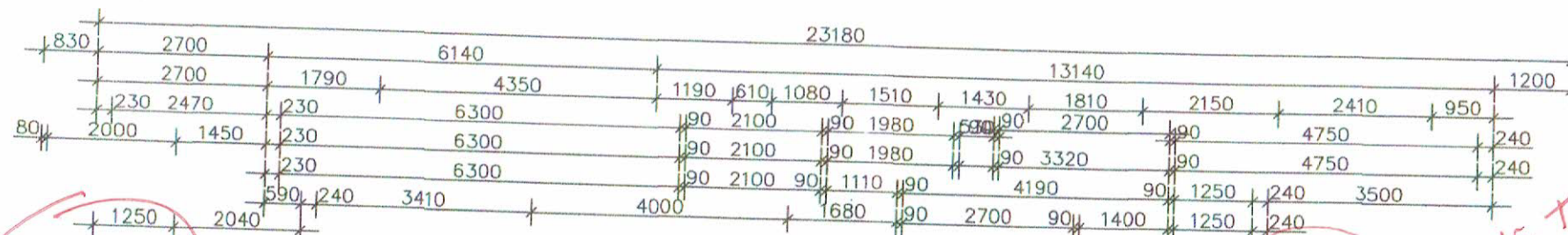
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 FAX 02 4353 8655  
 www.tullipanhomes.com.au  
 www.splitlevelhomes.com.au

Mariners Building  
 Level 4, Suite 410  
 1 Bryant Drive  
 Tuggerah NSW 2259  
 PO Box 5148  
 CHITTAWAY RAY NSW 2261



BULKHEAD AND STACK LOCATION  
TO BUILDERS DISCRETION

# CUSTOM



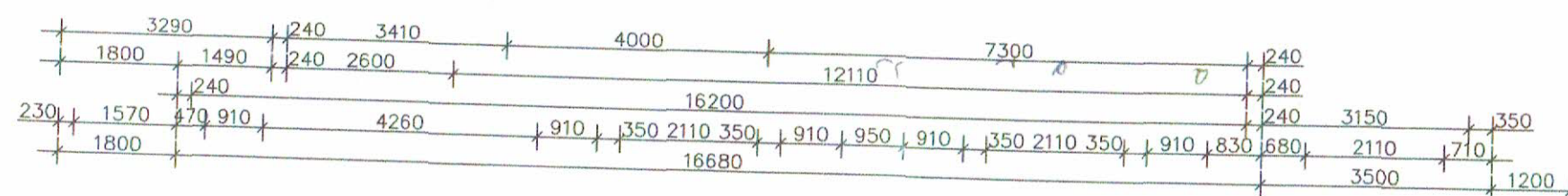
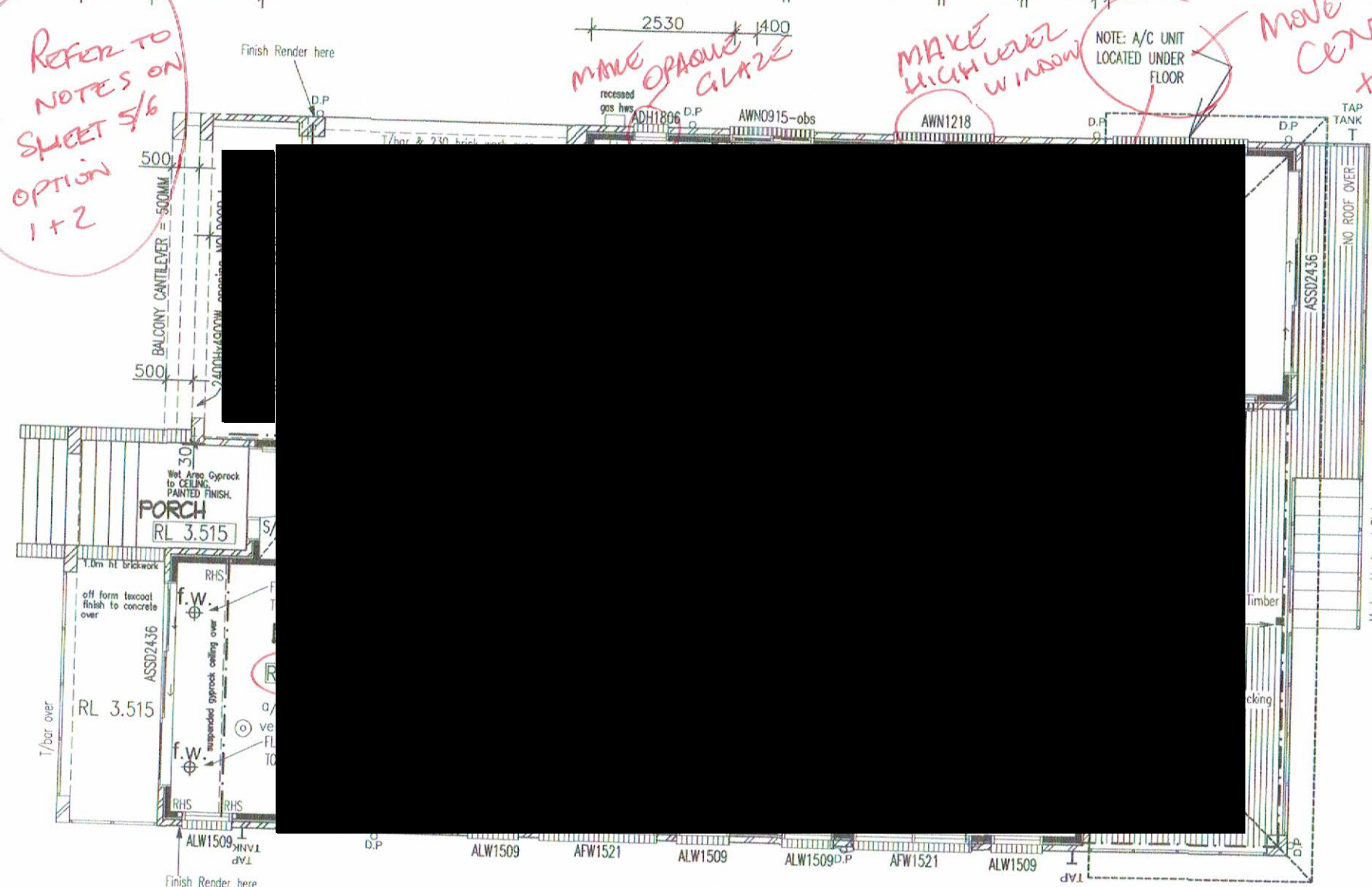
Refer to  
NOTES ON  
SHEET 5/6  
OPTION  
1 + 2

more OPAQUE GLAZE  
recessed

MAKE  
HIGH WATER  
WINSON

NOTE: A/C UNIT  
LOCATED UNDER  
FLOOR

MOVE TO CENTRE + ACQUISITION TREAT/PEN THE FAN COLL UNIT



AREAS:

Portico:	12.74m <sup>2</sup>
Garage:	40.13m <sup>2</sup>
Ground Floor:	179.9m <sup>2</sup>
Alfresco:	34.5m <sup>2</sup>
First Floor:	187.7m <sup>2</sup>
Balcony 1:	34.3m <sup>2</sup>

TOTAL:  $489.25 \text{ m}^2$

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

DATE  
28/03/2019

DWG No.  
7292-Wd3

plan prepared by  
TULLIPAN HOMES

00/00/00	#	REVISION
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**TULLIPAN  
HOMES PTY LTD**

Lic. No. 1314460

PH 02 4353 8644  
FAX 02 4353 8655

www.tulipanhomes.com.au  
www.spittlevalhomes.com.au

Mariners Building  
Level 4, Suite 410  
1 Bryant Drive  
Tuggerah NSW 2259  
PO Box 5148  
GLUTENAY BAY NSW 2259

air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

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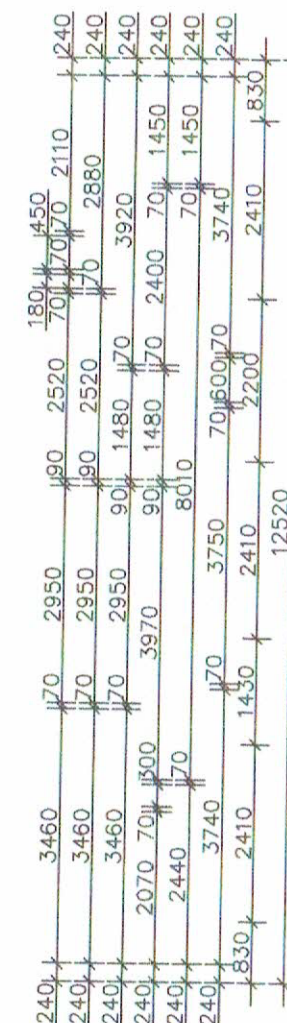
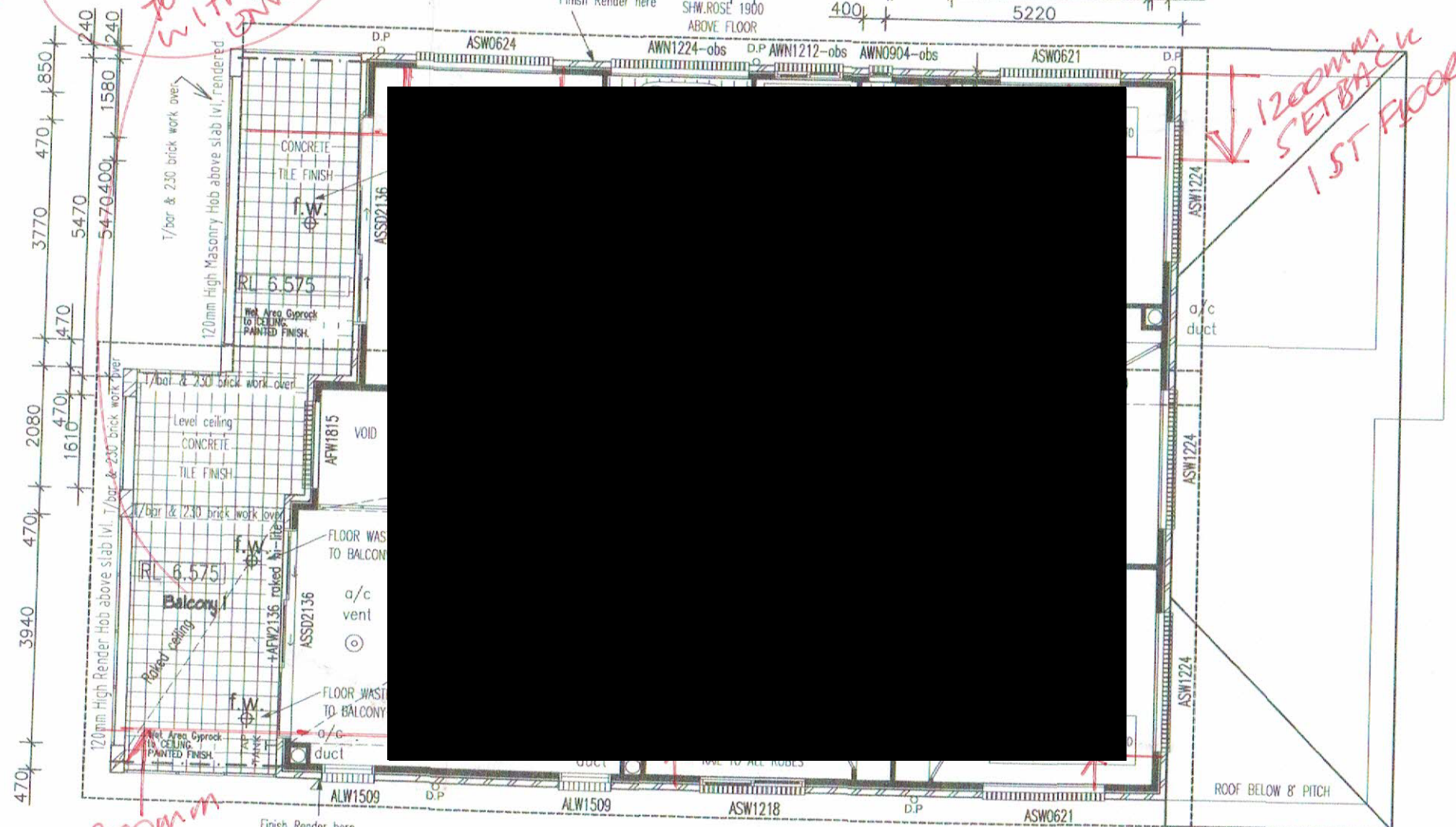
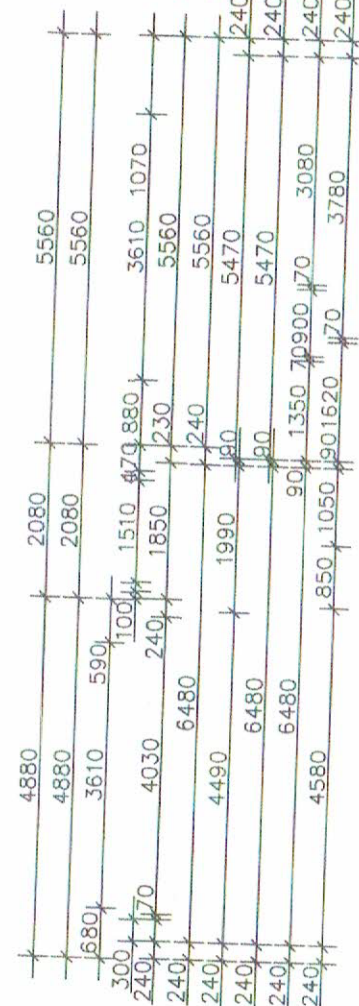
BULKHEAD AND STACK LOCATION  
TO BUILDERS DISCRETION

Refer to  
NOTES ON  
SHEET 5/6  
option  
1+2

move/stop  
BRIEF  
TO comply  
1 TM  
envelope

# CUSTOM

31/7  
NF



200mm  
230 2710 35  
SETBACK  
TO  
230 2710  
2940  
FIRST  
FLOOR

Finish Render here  
 2300 2710 350 240 1500 1910 4000 3420 70 3810 240  
 240 11180 70 3810 240  
 240 6170 70 3600 70 1270 70 3810 240  
 240 300 70 3600 70 600 600 70 3810 240  
 2300 2710 830 910 5430 300 70 3600 70 600 600 70 3810 240  
 2940 3240 910 1550 1810 3110 2110 1070  
 15540

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LOCATION	<b>62 Mactier St Narrabeen</b>		
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.			
SHEET	DATE	DWG No.	
4 of 15	28/03/2019	7292-Wd3	


00/00/00    #    REVISION

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# TULLIPAN HOMES PTY LTD

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PH 02 4353 8644  
FAX 02 4353 8655

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1 Bryant Drive  
Tuggerah NSW 2259  
PO Box 5148  
CHITTAWAY BAY NSW 2261





2ND FLOOR  
NEEDS TO STEP BACK.  
ENVELOPE IS  
BREACHED  
AND OR OPTION 2  
INCREASE GF. setback

31/7/19 NF

00/00/00	#	REVISION

Lic. No. 131446C

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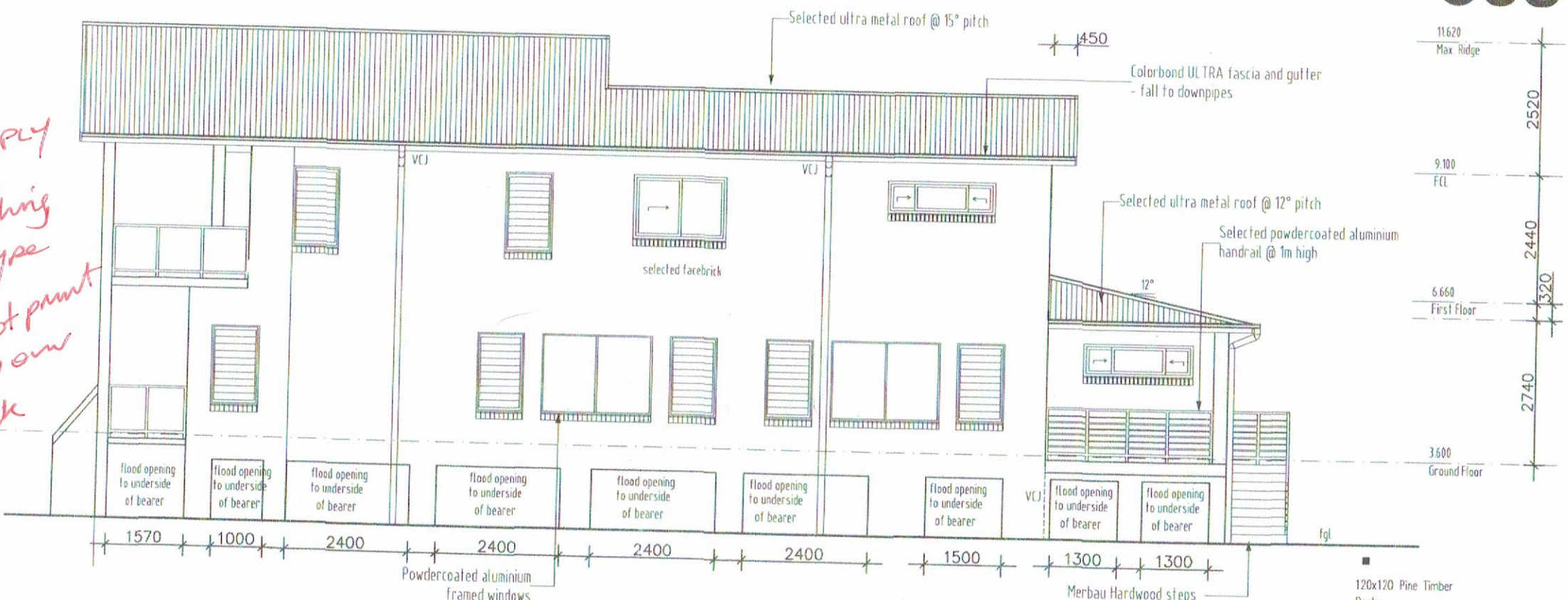


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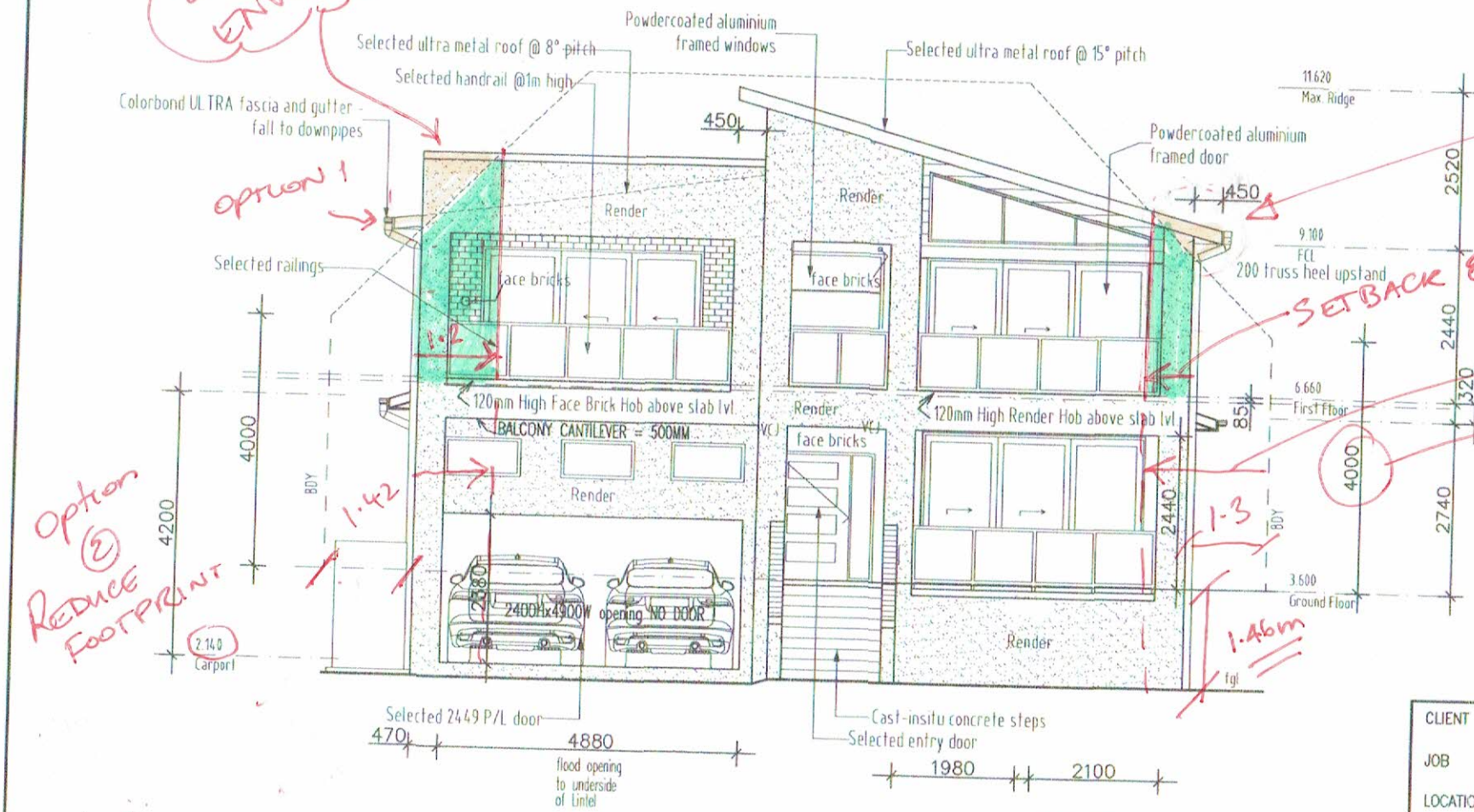
OPTIONS

- ① Either Step Back 1st floor to comply with combination of change in pitching point or roof type
- ② Reduce your foot print and increase your set back

breach of envelope



WEST ELEVATION  
SCALE 1:100



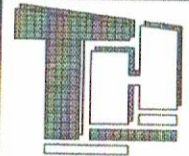
NORTH ELEVATION  
SCALE 1:100

ENVELOPE BREACHED

OPTION 2 REDUCE FOOTPRINT

31/7/19 NF

CLIENT	A & M POPOVSKI	
JOB	PROPOSED RESIDENCE	
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SHEET	DATE	DWG No.
5 of 15	28/03/2019	7292-Wd3

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Lic. No. 131446C		
Mariners Building Level 4, Suite 410 1 Bryant Drive Tuggerah NSW 2259 PO Box 5148 CHITTAWAY BAY NSW 2261		
PH 02 4353 8644 FAX 02 4353 8655 www.tullipanhomes.com.au www.spritelhomes.com.au		



TOILET ROLL

5300

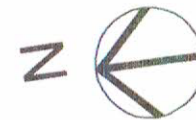
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240 4220 70 530 240

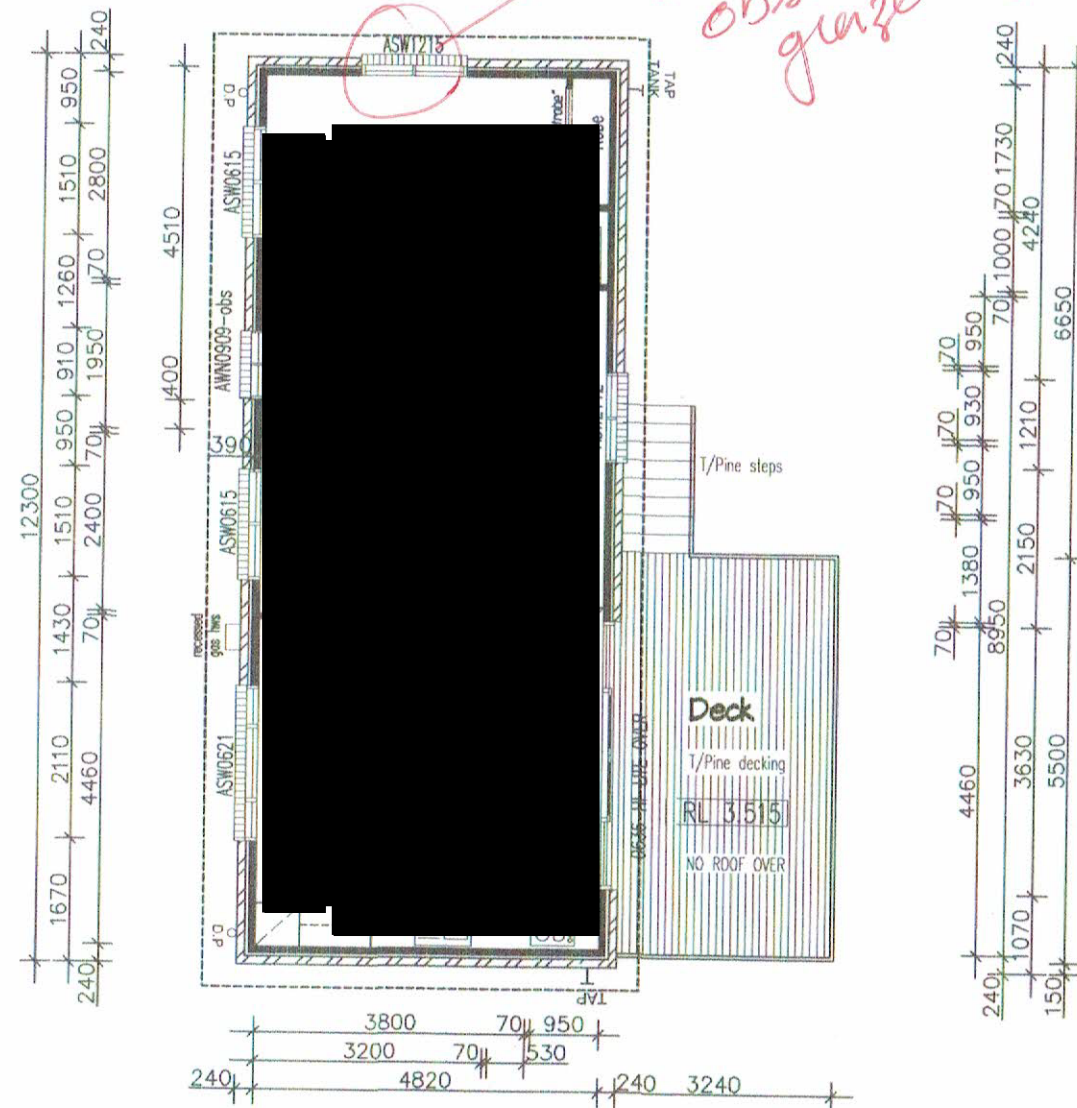
4820

3800 70 950

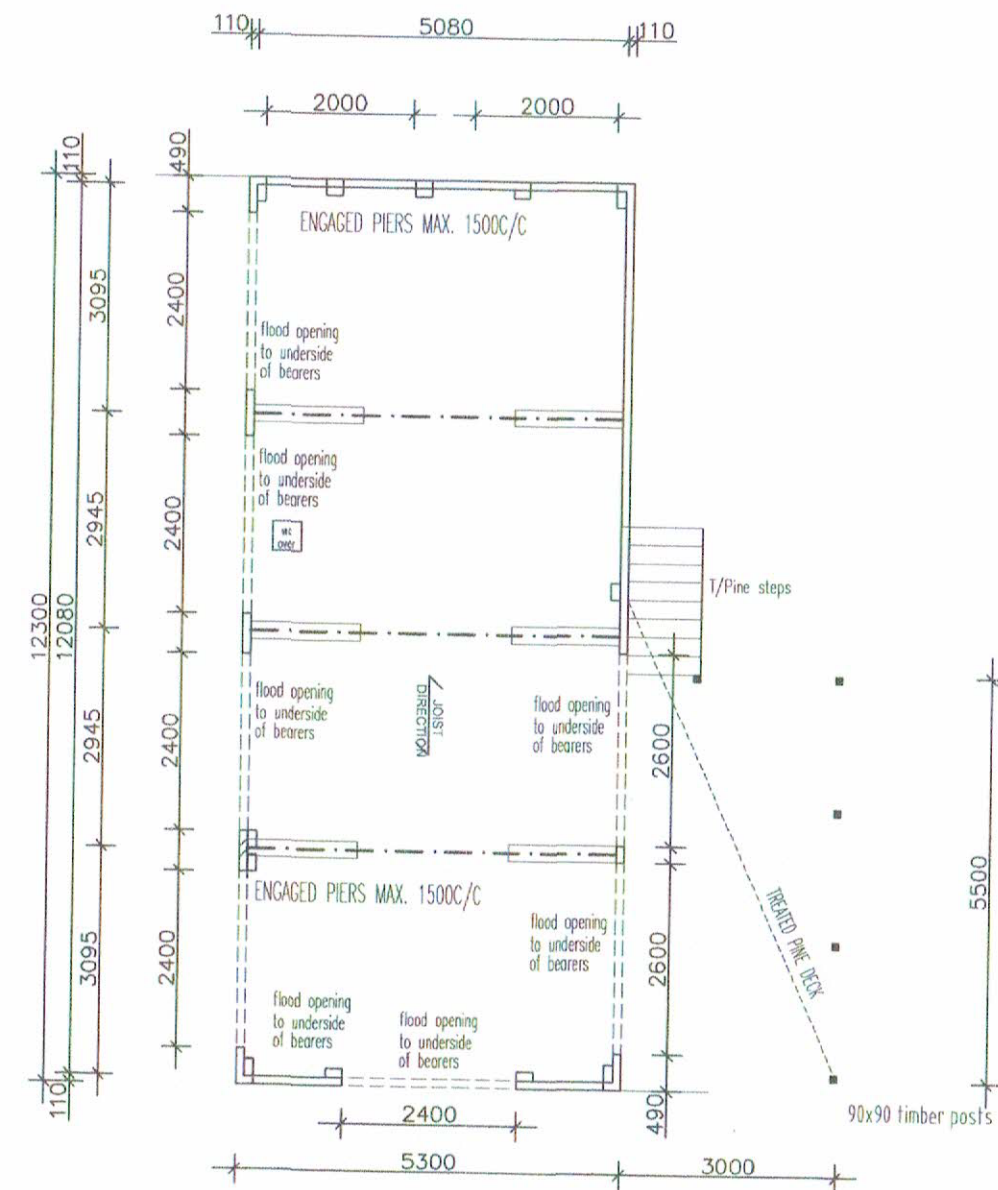
2730 70 1000



No looking  
over obscene  
glaze only



GROUND FLOOR PLAN (secondary dwelling)  
SCALE 1:100



SUB-FLOOR PLAN (secondary dwelling)  
SCALE 1:100

Secondary Dwelling:	60.0m <sup>2</sup>
Deck:	17.5m <sup>2</sup>
TOTAL:	77.5m <sup>2</sup>

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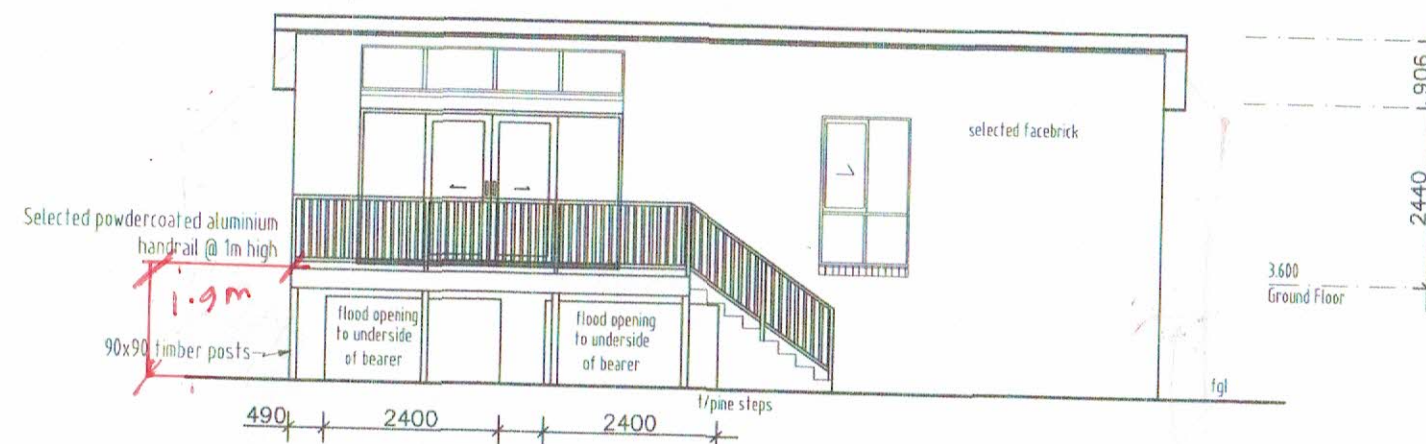
$$\begin{array}{r} 4.82 \times \\ 12.3 \\ \hline \end{array}$$



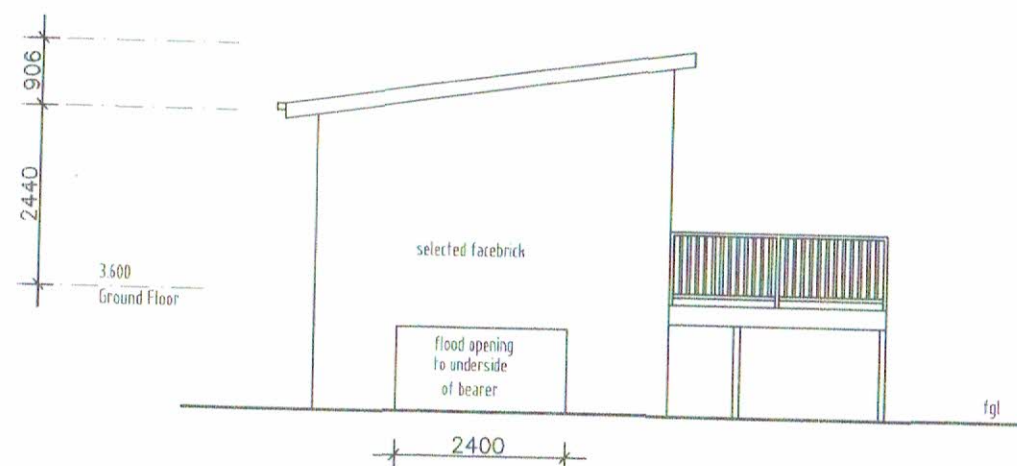
**CUSTOM**



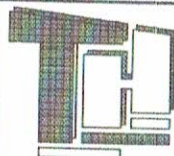
**EAST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

CLIENT <b>A &amp; M POPOVSKI</b>		plan prepared by TULLIPAN HOMES	 <b>TULLIPAN HOMES</b> PTY LTD Lic. No. 131446C
JOB <b>PROPOSED RESIDENCE</b>			
LOCATION <b>62 Mactier St Narrabeen</b>			
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.			
SHEET 10 of 15	DATE 28/03/2019	DWG No. <b>7292-Wd3</b>	PH 02 4353 8644 FAX 02 4353 8655 <a href="http://www.tullipanhomes.com.au">www.tullipanhomes.com.au</a> <a href="http://www.splitlevelhomes.com.au">www.splitlevelhomes.com.au</a>
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