

Northern Beaches Council

Att'n the General Manager

13.5.2019

Re DA2018/1949

My responses to the proposed modifications for the first floor addition at 156B Victor Rd, Narraweena are:

- As demonstrated by photos supplied by owners of 18 Rowena rd showing the height poles, they will lose their current seated views of the ocean and lagoon entrance. From a standing position some of the ocean views will be preserved, but the iconic lagoon will also be lost from a standing position.
- I note that the proposed new floor level is still 530 above the existing ceiling level which is obviously a result of retaining the existing ceiling and associated structure. It would be relatively easy to demolish the ceiling and ceiling joists and install new floor joists to which a new ceiling could be fixed. This would lower the proposed new addition by say 250 while preserving the existing the ground floor ceiling height. The author has done this and more on many occasions in the northern beaches in consideration of equitable view sharing.
- The proposed roof pitch could be reduced to say 2 deg as there are many readily available roofing profiles which have been designed to accommodate this slope.

Kindest regards

PETER DOWNES

Peter Downes – Chartered Building Designer