
Sent: 3/08/2021 9:46:04 AM
Subject: FW: 152 Wallumatta Rd: View impact
Attachments: image001.png; View mark up 152 Wallumatta Rd.pdf;

Hello,

Please register the attached submission and release on line.

Thank you

Julie Edwards

Planner

Development Assessment

t 02 8495 6486

julie.edwards@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



northern
beaches
council

From: Maryann Knight <knightm@cba.com.au>
Sent: Friday, 23 July 2021 8:35 AM
To: Julie Edwards <Julie.Edwards@northernbeaches.nsw.gov.au>
Subject: FW: 152 Wallumatta Rd: View impact

Hi Julie

Thanks for making time to speak yesterday. I am grateful there has been a reduction in the main roof. As discussed we still have the following concerns:

1. Overall Roof pitch

I appreciate there has been a reduction in the main roof to 15%. However the sides and the entrance areas still remain at 30%. From our property the entire roofing design looks out of proportion. Additionally the house roof is not in keeping with the style of roof over the garage. I do support the comments made by Mr Fleming from Boston Blythe Fleming Town planners and question *whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. A low pitched or skillion roof may assist in preserving view corridors over the subject site while also reducing the bulk and scale of the of the 3 storey development for all impacted neighbours and the amenity of the area.*

2. Roof Height of the entrance area

I did discuss the possibility of reducing the pitch of the front door/ entrance roof to 15% with Jessica and she was not willing to change it . From our perspective and that of our neighbours that part of the roof is reducing the mid and far views from our living areas (having already lost our foreshore and near water views by the addition of the 3rd level) . I request it be lowered to match the height of the roof line / be in line with the roof line so it does not stick out as is visible in the attached photo

3. Deck on 3rd level

There is a 3.9m extended fixed flat roof with skylights over the top floor deck (extending out to the South from the new 3rd level (refer pages 1 and 16 of the amended plan 16/7). That too will impact mid and far views from all our living areas and throughout the open plan of house that you have visited . It may also have negative impact on the residents below in Prince Alfred Parade . We shall clearly see an extended mass of roof across the entire the 163 Wallumatta road , this is reducing the amenity in and outside of our homes . I request replacement of the fixed flat 3.9m roof by a retractable solution which affords shade and protection when needed whilst the deck is being used.

4. Landscaping

The amended plan has not included any landscaping to soften the mass of house and roof. This also detracts from the amenity of the area and is not in keeping with the houses in this part of Wallumatta Road . I request some consideration of appropriate landscaping

Kind regards
Maryann



Maryann Knight

From
Jessi
Jobe
<jess@nbeach.nsw.gov.au>

Sent
Wed

21 July 2021 8:29 PM

To: Maryann Knight <knightm@cba.com.au>

Cc: Julie Edwards <Julie.Edwards@northernbeaches.nsw.gov.au>

Subject: 152 Wallumatta Rd: View impact

⚠ **EXTERNAL EMAIL:** Do not click links or open any attachments unless you trust the sender and know the content is safe. ⚠

Hi Maryann and Simon,

I have attached a marked up view from the photo you sent based on the pole height for reference.

The yellow line is the south edge/fascia of our roof.
The red line is the ridge of the roof.
The green triangle is the 30 degree pitch of the gable.

If we lowered the pitch further, it wouldn't change your outlook, because the south end of our roof is obstructing the view, not the ridge. Even if we had a flat roof with no ridge, your view would still be obstructed by the south edge of the roof.

I looked up the roof pitch at 165 Wallumatta on the council website, which is 22.5 degrees (our design is 15 degrees). You can see that our roof height will be significantly less than number 161 Wallumatta as well.

I hope that brings you both some assurance that we have taken best endeavors to minimise the impact to your outlook

Warm Regards,

Jess and Sean

From: [Maryann Knight](#)

Sent: Tuesday, 20 July 2021 5:19 PM

To: [Jessica Jobe](#)

Subject: RE:few photos

Thanks Jessica,

Glad it was of use !

I have taken a few more photos to show you pole markers .

There is significant impact to our near foreshore views . Is it possible to reduce the slope of the roof above the front door and the overall roof line a little further as discussed on Sunday . I appreciate then style of the house you are seeking to build and wonder if you have had time to view the roof of number 165 Wallumatta.

Please call me any time happy to discuss

Kind regards
Maryann



Maryann Knight

Our purpose is to improve the financial wellbeing of our customers and communities.

From: Jessica Jobe <jessicavarley@aizza.com.au>

Sent: Tuesday, 20 July 2021 4:45 PM

To: Maryann Knight <knightm@cba.com.au>

Subject: Re: photos

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Thank you for the ladder, I have put it back where you asked. Markers are: the top of the white paint is the top of the roof.

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From: Jessica Jobe <jessicavarley@aizza.com.au>

Sent: Tuesday, July 20, 2021 3:55:24 PM

To: Maryann Knight <knightm@cba.com.au>

Subject: Re: photos

Hi, actually was just about to ask if you had a ladder we could borrow to do it by any chance?

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From: Maryann Knight <knightm@cba.com.au>

Sent: Tuesday, July 20, 2021 3:50:35 PM

To: Jessica Jobe <jessicavarley@aizza.com.au>

Subject: photos

Hi Jessica

Are these OK ?

Can you please advise when the markers will be applied

Kind regards

Maryann



Maryann Knight

Our purpose is to improve the financial wellbeing of our customers and communities.

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