
Sent: 13/01/2021 3:38:45 PM
Subject: Online Submission

13/01/2021

MR Daniel MCLEAN
6 ADRIAN PL
Balgowlah Heights NSW 2093
daniel.mclean@me.com

RE: DA2020/1558 - 9 Adrian Place BALGOWLAH HEIGHTS NSW 2093

Dear Mr Burns,

RE: DEVELOPMENT APPLICATION 9 ADRIAN PLACE BALGOWLAH HEIGHTS -
DA2020/1558 ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

We are the residents and owners of 6 Adrian Place Balgowlah Heights. We write in respect of the above DA2020/1558.

ROOF HEIGHT & VIEW LOSS

Having read and reviewed the documentation for DA2020/1558, we submit and strongly object to part of the development at 9 Adrian Place Balgowlah Heights, namely the second floor extension of the existing dwelling to incorporate a bathroom and bedroom layer living room and its accompanying roofline ('Second Floor Extension').

The reasons are as follows:

1. Qualitative Loss But for the existing roof line at 9 Adrian Place, our south-facing view provides uninterrupted water views and nature views of iconic Balmoral Beach, down to the water's edge at Castle Rock. The beauty and serenity of these highly valued views would be severely obstructed by an additional roofline and the view towards Castle Rock would be lost. This view loss and view congestion at standing height, caused by the Second Floor Extension devalues our property in both pecuniary and non-pecuniary terms.
2. Quantitative Loss The Second Floor Extension is to add a bathroom and living room to an existing bedroom layer- rooms which constitute the least occupied areas of a residence. By contrast our three main living areas - the kitchen, dining and lounge rooms- which all feature our existing view, will all be significantly impacted and for comparatively more substantive periods of occupancy time.
3. Aesthetics A site view will show that the existing roofline of 9 Adrian Place is already incompatible with the flat or subtly pitched rooflines of surrounding properties. South-facing, its roofline is higher than either of the uphill, neighbouring rooflines (see residences at 7 and 8 Adrian Place) and already unnecessarily interferes with water views.

Where the proposed roofline is built higher (see increased apex in Diagram of South Elevation), the Second Floor Extension would exaggerate this existing aesthetic intrusion. Where the proposed roofline moves to a slightly lesser roof pitch, the development still fails to protect loss of neighbouring water views given the width of the development, which almost doubles the existing structure.

It is to be noted that all rooflines south of 9 Adrian Place (downhill) have flat roof tops allowing uninterrupted views to the DA applicant.

It is also rational to expect the existing residence at 9 Adrian Place originally excluded such a Second Floor Extension, because it is an overdevelopment and unnecessarily and unacceptably obstructed views.

4. Reasonableness Given the myriad of design options available, we submit the Second Floor Extension and its roofline are unreasonable. In accordance with Tenacity Consulting v Warringah Council (2004) NSWLEC 140 "a more skilful design could provide the same development potential and amenity and reduce the impact on neighbour's views."

Reasonableness requires that at the very least, DA2020/1558 should require that:

- (a) a flat roof no higher than its adjoining neighbours at 8 Adrian Place be substituted. As 9 Adrian Place is a battleaxe block and concealed from both Vista Avenue and Adrian Place street frontages, altering the design would not negatively impact its own viewable aesthetics; and
- (b) the south-facing width of the Second Floor Extension (bedroom living area) be revised and either removed or significantly reduced to minimise the impact the development has on our property.

Concur We also agree with our Adrian Place neighbours that the parking condition proposed by Angus and Sarah Robertson (correspondence 2/01/2021), be included in DA2020/1558. In addition to the reasons they have provided, our parked car was severely damaged by a trades truck delivering a neighbour's materials in mid-2020. Adrian Place has an inability to deal with traffic and congestion.

Thank you for your consideration of these important submissions. We can be contacted for further information and a site view.

Yours Sincerely,

Amanda and Daniel McLean
6 Adrian Place, Balgowlah Heights, NSW, 2093.