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**Sent:** 29/06/2020 8:23:39 PM  
**Subject:** Online Submission

**RE: DA2020/0596 - 52 Smith Avenue ALLAMBIE HEIGHTS NSW 2100**

As neighbours on the southern side of the proposed development we would like to voice our concerns regarding the impact of the proposed development of 52 Smith Avenue, Allambie on our home and the neighbourhood.

The previous occupants built the house in the 1950s. They told us that when they originally built the house they chose to build a single storey home elevated and set forward so that they could benefit from a view to the north east, east and south east from their front balcony which would have otherwise have been obscured by the neighbouring homes.

Our concerns for an additional storey to be added to this already elevated one storey home include the following points:

1. The existing house is elevated and set forward on the plot, the current single storey roof line is at a height mid-way up our second storey (yet our base land elevation is the same). Adding a second storey would mean that the proposed building would be towering above our home. The slope of the road goes down on the north side and it should therefore be considered that any dwelling 'below' us should be at the same height or lower. In addition:

- a. we feel that any increase in height would create a structure that does not fit into the character of the neighbourhood with respect to its height in relation to the street elevation and the surrounding land.
- b. The South Elevation drawing of the proposed building is higher than the council mandated 8.5m height limit indicated on the drawing.

2. In terms of impact on our property, the southern elevation in the proposal shows a three storey vertical wall of approximately 10m with no set back adjacent to the northern boundary of our property (their southern wall).

a. The extremely close proximity of our house to No 52 means that this 10 metre vertical wall will create an oppressive and aesthetically unpleasing effect. The proposed upper level structure is offset so that the second storey is level with the property's existing southern wall. The proposed new second storey however is set well back from the northern boundary and existing northern walls. In terms of shadowing and avoiding the corridor effect we question why the new structure to the north is set back, however on the southern side (where the shadows are cast) it is level with the existing southern wall? We would like to understand the regulations regarding setting an additional storey storey back from the property's side boundaries to avoid a corridor effect and casting of shadows?

b. The East Elevation drawing in the plans indicates diagonal red lines bisecting the upper level. Are these the guidelines for height from the boundary? More understanding of these lines are required.

3. We are concerned that a 10 metre high edifice extending forward and overshadowing our house will ultimately detract from the marketability and will potentially negatively affect the value of our home.

4. In terms of shadowing, the proposed development will mean that:

a. the upper storey of our house would be in shadow for much of the day, already compromised by the tree landscape on the north western side. We have avoided having to heat our upstairs as the sunlight provides sufficient warmth in winter to take care of this and when we developed the building this environmentally conscious energy saving measure was certainly factored into the design. Being in shadow would mean that we would lose this natural sunlight for heating and lose the environmental savings that we have benefitted from

b. we also have concerns about the effect of the shadows on our back garden and pool area and feel that the shadows cast will detract from the amenity.

5. We would like further details of the shed and its purpose that is proposed for the elevated section of the garden.

a. This proposed structure is at the same elevation as our upstairs windows and the proposed structure would have a direct and uninterrupted view into our young daughters bedroom.

b. We would have serious concerns about privacy and noise if this structure were to be anything but a storage shed without windows, decking, seating or any other furniture or structure that could turn it into a lounging or recreation area.

c. The view of the shed from our outdoor area should also be considered with respect to the incredible landscape that we have as we back on to the bush, with no properties overlooking us on the western side. Building a shed in such an elevated position is not in line with the bush landscape we all enjoy.

In summary, we do not oppose the concept of improvements to the existing home but we would like serious consideration given to the addition of a second storey on an already elevated home, the proposed plans for the southern wall of the second storey being in line with the existing wall and not set back, our loss of amenity and the impact on the local streetscape and bush setting. Increasing the height of an already elevated building, built purposefully as a single storey home will have a significant negative impact on our home and the neighbourhood we have lived in for over 13 years.