
Sent: 14/08/2019 2:30:35 PM
Subject: Issues regarding DA2019/0759

ATTENTION : KEN BULL

RE: lot 1 DP 1089971 - 65 Campbell Parade Manly Vale.

We live in **65A Campbell Parade Manly Vale** (a single dwelling with a garage entry on the sub floor level), the property on the south side of the proposed additions to be carried out. Both 65 and 65A live together on a torrens title block.

Our property at 65A, does not have a backyard, but a small front yard in between the properties, this includes our clothes line area.

We are friends with our neighbours and wish for them to renovate in some capacity.

The proposed 2nd storey addition plans by Add-Style shows ;

1. the upper level is being built clearly through the legal building Envelope by approx. 2m on the western side and approx. 1.5m on eastern side.
2. The walls exceed 7.2m from ground level.
3. the upper floor addition is not contained within the side boundary set back.
4. because of the shape of the rear boundary, the rear building setback is less than 4m on the eastern side of the proposed addition.

Recifying these issues will help ;

1. reduce the shadowing into our small front yard, side driveway garden hedges, and clothes line area.
2. reduce the impact this development will have as it will really dominate its surroundings.
3. with the additional 2nd storey , we will lose 95% of our northern view over the park across the road, if the addition is built within the council guidelines, Add Style can at least show that they are trying to share the view to the public space.
4. the 700mm between the ground floor ceiling and the proposed first floor seems to be excessive. if this is say 400mm, this would help the overshadowing and privacy issues.

Hopefully these Architectural design issues can be resolved, by following the regulations set out by Council, and my neighbours can move forward with their plans to renovate.

Thank you for your time,

yours sincerely,

Kate and Mark Middleton
65A Campbell Parade Manly Vale