
Sent: 12/11/2019 5:33:32 PM
Subject: DA2019/1146

ATTENTION: ADAM URBANCIC

RE: lot 1. DP 1089971 - 65 Campbell Parade Manly Vale - 2nd Storey Addition

We live in **65A Campbell Parade, Manly Vale** (a **single dwelling** with a garage entry on the subfloor level), our property is on the south side of the proposed additions to be carried out at number 65.

Both 65 and 65A live together on Torrens title block.

Our property at 65A does not have a backyard, but a small front yard only , which is in between the 2 properties.

This outside area is the only private outdoor family space, and includes our clothes line area.

There are 4 houses and 2 granny flats surrounding my property. It is **my** trees and hedges that are providing privacy for all the neighbours.

I can appreciate that "Add-style " has tried to slightly reduce the bulky nature of the build on one side, but overall the complete upper level building addition is still significantly non compliant with the side building envelopes.

Considering the property is only 264m2, this addition will really dominate its surroundings.

The proposed 2nd story addition by Add-Style shows;

1. The upper level addition is substantially non compliant with councils building envelope regulations.
2. There is no northern elevation plan that shows the building envelope. If there was, you would see a significant breach of the side boundary envelope.
3. The walls exceed 7.2m from ground level.
4. Because of the shape of the rear boundary, the rear building set back is less than the 4m required.
5. Section A-A does not appear to be a true reflection of where the cross section is taken at the window/stairwell on the eastern side.
6. There is a 700mm floor change over between the ground floor ceiling and top floor, which seems excessive and adds to the overall height and bulk of the addition.

Rectifying these issues will help:

1. Reduce the shadowing into our family private open space.
2. Reduce shadowing to our side area gardens which are providing privacy for all the surrounding neighbours and granny flats and our clothes line area.
3. Reduce the impact this bulky development will have on the surrounding area.

The proposed second storey addition will take 95% of our view to the open space parklands to the north.

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.

Thank you for your time.

Yours sincerely,

Kate and Mark Middleton

65A Campbell Parade Manly Vale