

**From:** [REDACTED]  
**To:** [Council Mailbox](#)  
**Subject:** DA 2019/0468 Submission - Confidential  
**Date:** Tuesday, 4 June 2019 11:06:43 AM

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ATT. Penny Wood,

CONFIDENTIAL SUBMISSION - PLEASE MAKE SURE PRIVATE DETAILS ARE NOT MADE PUBLIC.

LOT 15 Sec 10 DP207145 2 Monserra Road Allambie Heights, Submission close 7 June 2019

Concern is for allowance of 3 storey dwelling from street view at natural ground level - Breach of TRUE building envelope.

The plans show from street level that the second floor addition is intended to be built within a building envelope measured from a ground level above the garages however there is a clear natural ground level at entry to the property, at base of garages.

There is a pre-existing three car garage at true ground level with a dwelling above. The street view plans indicate that these pre existing garages are below ground level which is clearly and evidentially FALSE. The pre-existing driveway is actually sloped up from the road to the garages, un-arguably this is the the natural ground level. Therefore when the building envelope is measure from the driveway natural ground level there is no way a third storey could be placed over and above the pre-existing dwelling. The side view plans have incorrectly indicated that the ground level is at the entrance to dwelling above the garage. this is a man made level pre filled.

Furthermore on page 7 of the plans the new addition clearly breaches the proposed incorrect Building envelope on either side at roof level. The flat roof has been drawn to maximise height however it is breaching regulations and is drawn outside the dotted indicated envelope! (the incorrect envelope on measurement from first floor ground level)

I cannot see how the application can even be considered if the plans are clearly marking building roof is outside the regulations, furthermore totally outside a building envelope when the true ground level at base of garage level is drawn correctly.

As a result the height of the proposed addition not only will be totally out of character for the area, will completely block the rear property outlook, more importantly allow a invasion of privacy into the back corner property, as well as across the road into the backyards and courtyards of houses on the lower side of the street.

Concerned resident.