

26/3/2024

The Strata Committee SP69393
46-48 Old Pittwater Rd
Brookvale, 2100

Northern Beaches Council
Adam Croft
Development Assessments
725 Pittwater Rd,
Dee Why, 2099.

by email council@northernbeaches.nsw.gov.au

Proposed Development Mod 2024/0069 - DA2021/1341
Lot17 DP6040, 3 Brookvale Ave, Brookvale 2100

Adam,

The proposed building is located on our northly aspect the most significant source of of natural light to our lot. The building already struggles with limited sun and dampness due to restricted air flow caused by the surrounding buildings to the East and West.

We would request council take into consideration:

1. Development should not block natural light which is already at a premium into our lot. The proposed structure will be around 10m above ground level and within 6m from the rear boundary which will block our natural light.
2. Ensuring all storm water is managed to storm water drains ensuring no overflow into our lot. This has been an issue with both 1 and 3 Brookvale Ave being a source of un-managed storm water into our property.
3. We would also support the removal of the large Jacaranda on the boundary of 3 Brookvale Ave and our Boundary. This is simply out of control, is pushing through the boundary fence and should not have been allowed to grow to its current unmanageable proportion.

We also note in the modified DA submission that reference have been made to concerns relating to vibration when excavations take place - accordingly we would like the mandatory inclusion of:

4. a dilapidation report of our entire property prior to works commencing
5. the use of vibration monitoring equipment along our property boundary

Charles Dunn
SC Treasurer
on behalf of the Strata Committee