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**Sent:** 7/05/2018 12:09:16 PM  
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07/05/2018

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8 / 2 Brookvale AVE  
Brookvale NSW 2100  
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**RE: DA2018/0487 - 4 Brookvale Avenue BROOKVALE NSW 2100**

I am the owner/occupier (with my wife) of unit 8, 2 Brookvale Avenue which is next door to the proposed development. I am also the elected head of the strata committee for the whole unit block.

I have serious reservations about the size/scale of the proposed development at 4 Brookvale Avenue and the impact this will have on the privacy for my unit and others within the block. Out of the 11 units in our block, all but 2 will be impacted.

The proposal will significantly exceed the councils existing height restrictions of 8.5m. The maximum proposed height is 10.6m. This is a 25% limit breach. This breach relates to the balcony and roof areas of the units on the top 2 floors. As larger balconies and internal floor areas on upper units directly impacts the potential sale price, the conclusion must be drawn that this breach is purely for the financial gain of the developer. The height restrictions could easily be kept to by reducing the balcony sizes and roof and still allow for 11 units. This will also restrict the impact on the privacy of my unit where the current plans will allow direct sight into my unit side windows and balcony door.

The height restrictions will also have a significant potential winter sun shade impact on my and other units. The shade report submitted in the plans appears to relate to summer sun, which I agree the proposed development will have little impact. But as our block faces almost due west, the sun being lower in the northern sky will definitely have an impact for most of the day.

The on-street parking situation in Brookvale Avenue means that unless any new proposed multi dwelling development includes a majority of 2 parking spaces per unit, then there will be additional parking pressures. There are already planned multi dwelling developments in the street that have not yet been built which will result in further congestion.

If the development proposal is granted (assuming submission of changes to fall within current height restriction) our strata has just spent \$40,000 having the external building painted which our strata works plan required after 10 years since construction. Significant dust etc from the excavations will impact our building. What steps can be taken to protect the paintwork of our building or have this repainted following completion of the development assuming? What boarding etc will be put up and to what height to protect our building?

Due to the heavy excavations to remove existing bedrock, I am concerned that the significant vibrations will cause damage to our building. Should there not be a report commissioned by the developer to show this potential impact and to monitor any damage/cracking so that there is clear responsibility for the developer to fix this without the need for potential legal undertakings?

There will also be 2 babies under the age of 12 months when the proposed construction is to begin in March-19. The proposed start time of 7am for heavy construction in a residential area seems very early. Could the start time for any excavation work not be moved to 8am?