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**Sent:** 9/12/2024 7:08:25 PM

**Subject:** DA2024/1495 - Issues and concerns with proposal to knock down and rebuild garage 82 Pacific Pde, Dee Why

**Dear Northern Beaches Council Team,**

I am writing on behalf of the owners corporation SP20385, 84-88 Pacific Pde, Dee Why, in relation to the proposed DA2024/1495 - replacement of an existing garage at our site boundary to our neighbours' property at 82 Pacific Pde.

Throughout the proposal it refers to the demolition and rebuild of the double garage as "like for like", however it is far from that. The new garage has a very different look, it also has a larger footprint, the roof pitch is different and is higher than the previous garage. The proposal is missing key details making it difficult to compare the old with the new exactly, mainly around dimensions. If it was like for like there would be no increased shadowing onto our property, which there is, according to their own shadow modelling. The shadowing will impact our garden area where we grow herbs, fruit and veg.

Another concern is that there are no details on how the water will be drained to protect our property from the run off. The garage is currently located at the bottom of a hill and water is already not captured and properly diverted. The water routinely flows from 82 Pacific Pde, onto our property which then can only go onto 2 Avon road. The new roof design will capture more water and direct it to the same location where the water already is not property diverted. The current strip drain and proposed strip drain is not nearly enough to properly remove the water. There is no mention at all on how this will be achieved satisfactorily. Something along the lines of a pit and a large diameter drain will need to be installed and connected to their storm water, to prevent the water being diverted to other properties creating issues for us and 2 Avon road.

As it is not 'like for like' the new build would need to comply with current standards, which would be impossible as it is currently set on the boundary with no set back, a setback would be required to meet current standards. The drainage would also need to be brought up to standard which it is currently not. We support a like for like replacement of the garage and would support a merit assessment with some adjustments.

We also want to ensure that the current timber fence, that is the border between our properties, is protected and reinstated exactly the way it currently is, including our side which is painted. Any other damage to our property would also need to be fully rectified at their expense.

There are two keys concerns and solution:

- The way the rain water is collected and properly diverted away from 84-88 Pacific Pde and subsequently 2 Avon rd. Having a drainage plan from an expert would give a way forward to resolving this issue.
- The pitch of the flat roof is too high at 7.5 degrees, 2 degrees is industry standard and easily possible for this location. This would resolve the

additional shadowing.

In previous communications with the strata of 82 Pacific Pde, we had requested the following information however we never had a response. Obviously some of these would possibly be addressed once any approval would happen but some are also relevant prior to any approval.

1. Can we be provided with an asbestos report on the structure that is being worked on.
2. Can a meeting be organised with the relevant stakeholder, (the committee of 80-82 Pacific Pde, the committee of 2 Avon road, our committee and the builders). These works impact all three blocks.
3. Can we get a scope of works?
4. Can we get a schedule of works, including start and finish dates and working hours, any high noise or high risk activities.
5. Is the building being demolished? Will it be identical in its construction, re dimensions (height, width, depth, roof pitch etc)?
6. Can we get a drainage plan that shows how water will be captured and diverted. There has been a long term issue with water being diverted from that area of 80-82 Pacific pde (SP7795) onto our property then onto 2 Avon road. As the builders and agents from Mason and Brophy are probably aware, water is not allowed to be diverted from one property to another, now that they are going to be rebuilding/rectifying the structure, it's a good opportunity to get the drainage addressed according to the relevant building code.
7. Do they have council approval for the works? If they are demolishing the building then I believe they will need one.
8. What barriers will they install to protect our property? We expect that any damage to our property will be repaired/replaced to look like it was prior to them commencing any work. We will take photos to safeguard all concerned.
9. Can we get an agreement that the owners corp of SP 7795 or the builders will pay for any damage to our property, and that a timeframe for any repairs be attached to ensure any damage is resolved quickly.
10. The builders, their contractors, anyone making any deliveries or anyone who is involved in these works don't have permission to use our property to store any materials, or to use our driveway for access for any deliveries, or to park any of theirs or the contractors vehicles.
11. Can the builders please provide risk assessments they have undertaken and the safe work method statements for the work.
12. Can we please get architectural drawings of the proposed structure, along with information on the look of the finished build. We assume that it will have the same finished look as what is currently there?
13. Which company has been appointed to undertake the works, can we please get full details of their certificates/licences/insurances.

We look forward to working with the council and our neighbours to reach an outcome that satisfies all parties.

Regards

Strata Committee of SP20385 (84-88 Pacific Pde, Dee Why).