
From: Alex Manu
Sent: 25/02/2025 10:20:33 AM
To: Council Northernbeaches Mailbox
Subject: Revised Submission re DA2025-0042
Attachments: Submission41-comments-A2025-0042.pdf;

To the planning Development Approval Dept. RE: DA2025-0042

I lodged a submission put have placed my phone number on the document, i wish this to be removed from the site.

Can you please delete that document and lodge this one that has no phone number only an email.

Attached is my submission with letter of points and concerns.

regards

Alexander Manu -41 Carter Rd Brookvale 2100.

To: Northern Beaches Council.

22nd Feb. 2025

Submission comments for **DA application ref : DA2025/0042** 35-29 Carter Road Brookvale 2100

From: Phalanx Corp P/L & Manu Super Fund 41 Carter Road Brookvale 2100

To the planning department,

My property at 41 Carter Road Brookvale 2100 on its northern side fronts the proposed development on the direct southern side and shares a common boundary of some 50 metres in length.

1. I have no complaints in regards to the aesthetics and style of the proposed structure, the scale of the structure on the corner site is large and I would have thought the height follow the contour of the street fall..
2. The 4.5 metre setback from Carter Road should be followed and inline with the front of my existing building.
3. The height limit on the southern side at rear and front is exceeded by some 1+ metre, this being the case then any future construction on my site should be allowed to match the proposed height of the southern side structure, although I notice the height running along the middle of the southern side is lower which thus makes this somewhat acceptable.
4. On the northern side of my building near the front is a large office window and running along the side small windows for bathrooms and kitchen that allows natural light, all natural light will be lost on the northern side. The builder must be compelled to compensate and cover costs for 3 x skylights to be installed in the front office roof, bathrooms and kitchen areas to compensate for loss of natural light. The overshadowing is total and complete with all natural sunlight lost for 41 Carter Rd adjoining the development.
5. There is concern in regards to the 1 to 2 metre excavation depth on the southern side of the structure, simply the builder/developer must assure that the foundation and footings of my building are not compromised or disturbed by the excavations and if damaged are to be rectified at their cost.
6. The structure must not encroach on current boundaries and there must not be any roof overhang.
7. Due to the height and scale of the southern wall, when there is a southerly wind and rain storm events, the rain event will impact and butt up against the elevated wall and run down on to my roof and gutters, which will create increased peak water load and overflow. Is there any way of making a provision for this issue at the developer/builders responsibility?
This is particularly the case where the two common walls meet toward the last 15 metres length at the rear of the adjoining sites.
8. There will be a approx. 0.5mtr cavity between the two structures from the front of the two properties, running some 35 metres to the rear up until the two walls meet at the common boundary for the last 15 metre length. What impact would there be on water accumulation within this cavity and its ability to naturally flow toward the street ? can the developer/builder assure of a solution to this potential issue as it may impact both properties with future moisture ingress? Once the structure is erected it will be very difficult to obtain access to rectify any future issues so a plan of action should be discussed prior to commencement.

Sincerely

Alexander Manu (Director/Owner) 41 Carter Rd Brookvale [REDACTED]