
From: [REDACTED]
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To: DA Submission Mailbox
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08/02/2022

MR ALEX OBERN
11 / 46 - 48 Old Pittwater RD
Brookvale NSW 2100
[REDACTED]

RE: DA2021/1341 - 3 Brookvale Avenue BROOKVALE NSW 2100

To the Assessing Officer

I have a few queries regarding application DA2021/1341 , these are within the document "Plans - Master Set - Ammended".

As per B9.3 of the Warringah Development Control Plan here:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP&hid=194&s=rear+boundary+setback>

"On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback." On page 4 of the "Plans - Master Set - Ammended" there is a raised deck encroaching this 6 meter. This deck is visibly raised on the East Elevation diagram of page 8 and is noticeably absent from the West Elevation diagram.

Also on the Elevation diagrams, on both the East and West Elevation diagrams, the Northern building rooftop encroaches the 8.5 Height Limit on these diagrams. Similar the Southern side of the Southern building appears to encroach the slanted height limit line.

Would appreciate these queries to be answered.

Cheers

Alex