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**Sent:** 30/08/2021 1:39:23 PM  
**Subject:** Online Submission

30/08/2021

MRS SARAH MARMARA  
2 / 46 - 48 OLD PITTWATER RD  
BROOKVALE NSW 2100  
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**RE: DA2021/1341 - 3 Brookvale Avenue BROOKVALE NSW 2100**

Dear Assessing Officer,

I would like to raise my objection to several features of the proposed DA2021/1341. My husband and I live in unit 2 of the property to the rear boundary (western side corner apartment). What is not clear from the planning documents submitted in the DA is that the property sits approximately 2meters above the ground of our property where our apartment is. Although the application says that the building will only slightly breach the height restrictions, this has not considered the impact on the property to the rear which sits 2m below the end of the property.

For this reason, the access to sunlight is not acceptable for our building. Between 10am and 2 pm the shadow diagram shows shadows all throughout this time period well over the boundary area up to and including on the building, giving the units in our building at the rear no access to sunlight during this time. This is not acceptable and will lead to significant problems with damp/mould for units in the rear of the building.

Our building has had significant problems with water ingress from Beacon Hill that comes into our property directly from houses 1 and 3 Brookvale avenue. We have had to submit multiple insurance claims due to water damage from the torrent of water that enters our property from house 1 and 3. The plumbing in these properties is in line with when the houses were built - 1970s. Council will need to ensure that this DA and property will manage the water for its own property and does not increase water ingress to 46-48 Old Pittwater Road in any way. We would request the removal of the large jacaranda tree at the rear of the property as it is an environmental weed - this tree does not seem to be mentioned in the plans at all. There is also no mention of a screening hedge on the rear boundary - please review why this has not been included in the plans