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04/02/2022

MRS Sarah Marmara
2 / 46 - 48 Old Pittwater RD
Brookvale NSW 2100

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

Dear Mr Croft,

I would like to again raise my objection to the Application DA2021/1341 for 3 Brookvale ave, Brookvale. My husband and I own and reside in a unit to the rear of the proposed development and have major concerns about the impact of the building on our access to sunlight and enjoyment of private outdoor space.

1. The rear boundary requirements are not in line with Council's Development Control Plan (DCP) which states that, with the 6m rear boundary setback, "above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback" . The measurement in the plans appears to be from the edge of the building and not from the overhang of the decks on the 2 townhouses at the rear (best seen on the first floor plan) According to DCP the 6m should be from the edge of the decks that protrude out from the edge of the building.

2. Access to sunlight - as per my previous submission we are very concerned about access to sunlight. There has been no change in the solar access diagrams in the amended plans despite several objections. I do not believe that the plans adequately address the issue of private open space at the rear of our building which will be in darkness from 10am-3pm and not in line with DCP requirements. I would request that this is reviewed in greater detail

Regards Sarah Marmara