
From: [REDACTED]
Sent: 29/10/2021 8:53:56 AM
To: Council Northernbeaches Mailbox
Subject: submission 261021
Attachments: submission 261021.pdf;

Please find a submission for DA 2021/0178

28/10/2021

To Rebecca Englund

I am the owner of unit 27/140-142 North Steyne Many 2095. My unit is located on the 3rd floor and also on the roof top .My unit is on the southern part of our complex and adjacent to the property RE: DA-1225/2017 – 138 & 139 North Steyne, Manly

I make a submission to application MOD2021/0178 and amended plans referred to in the letter from council dated 21/10/2021

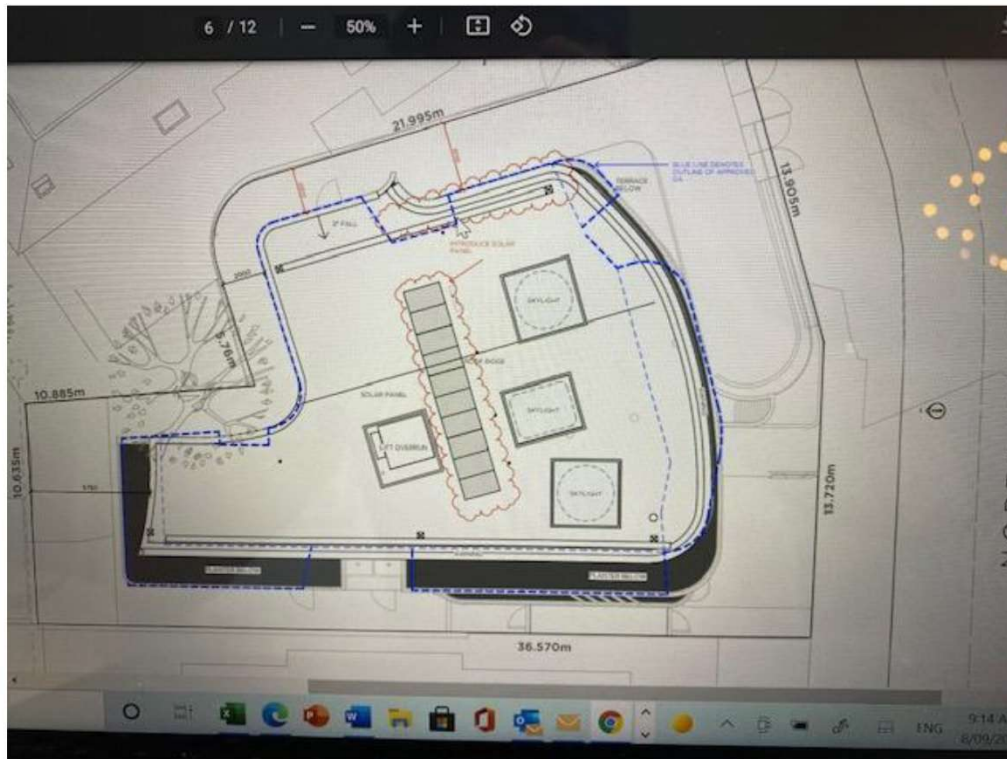
Reference is made to Council's notification of the proposal at 138 & 139 North Steyne, Manly, for the demolition of the existing dwellings and construction of a 4-storey residential flat building. I have reviewed the development application documents that the proposed development will impact negatively on the amenity of my property as well as the neighbouring dwellings at 140-142 North Steyne. Issues arise particularly in respect to visual bulk and acoustic privacy impacts associated with the location of the proposed photovoltaic cells and plant equipment on the roof and the lift over run has been moved towards the front of the proposed development an affecting my views from the apartment

None of the issues I have raised in previous submission relating to lift over run, solar panels and bulk created by extension of the ground floor apartment have been addressed in the so called amended plans .

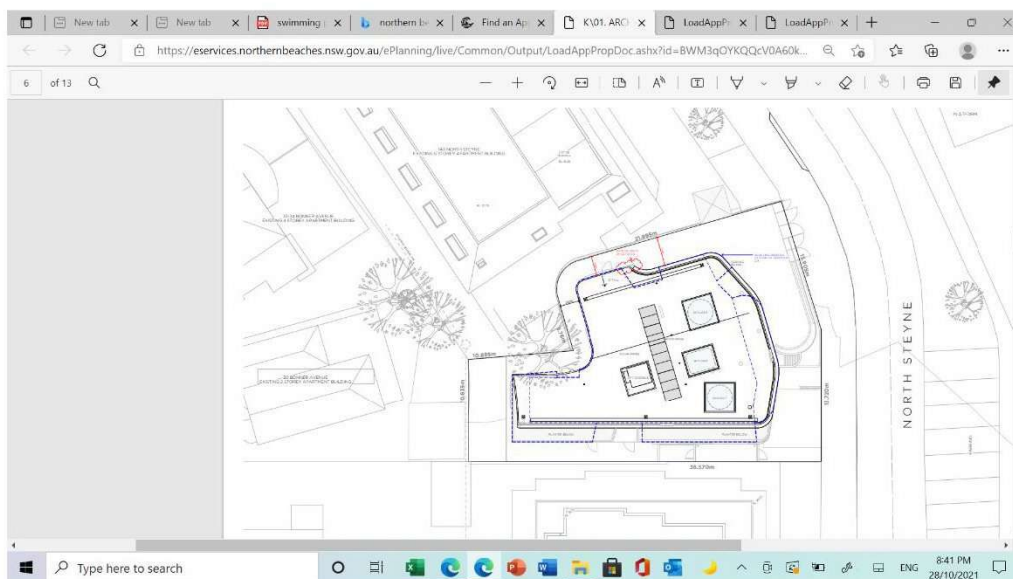
The solar panel should be moved toward the rear of the roof on the other side of the lift over run.

The applicant has not address where satellite dishes will be placed on the roof or where air conditioning units will be placed.

The picture below shows the roof top plan that was submitted back on 8/9/2021



The following picture shows the amended plan that was submitted to council on 20/10/2021



I cannot seem to find any changes to the roof top design or address any issues of mine .

It has not addressed plant and equipment to be moved to the rear of the property .

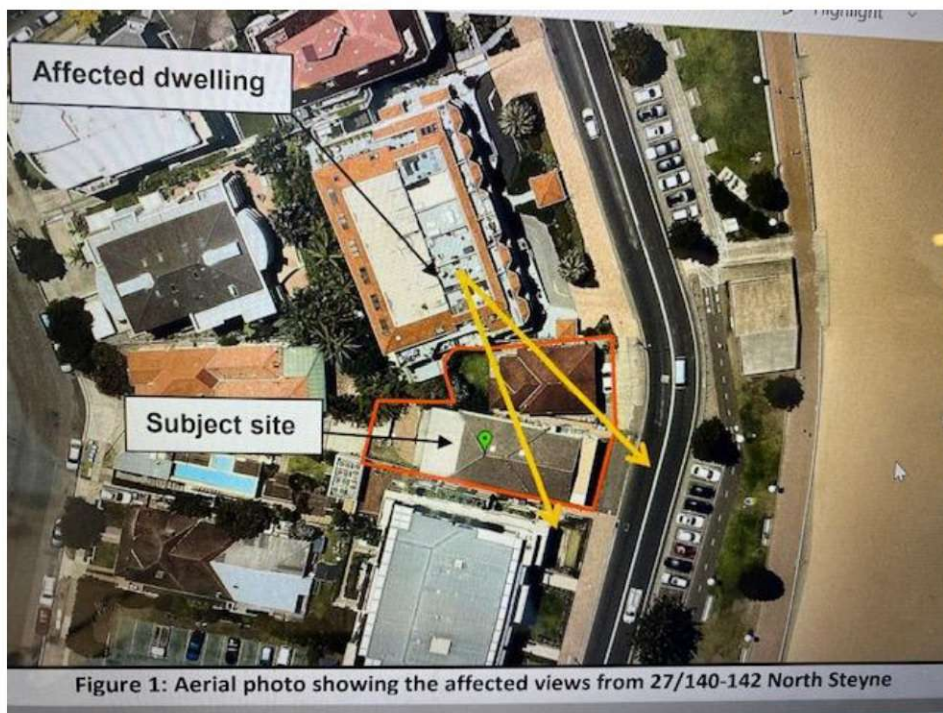
I have included here an excerpt from my previous submission:

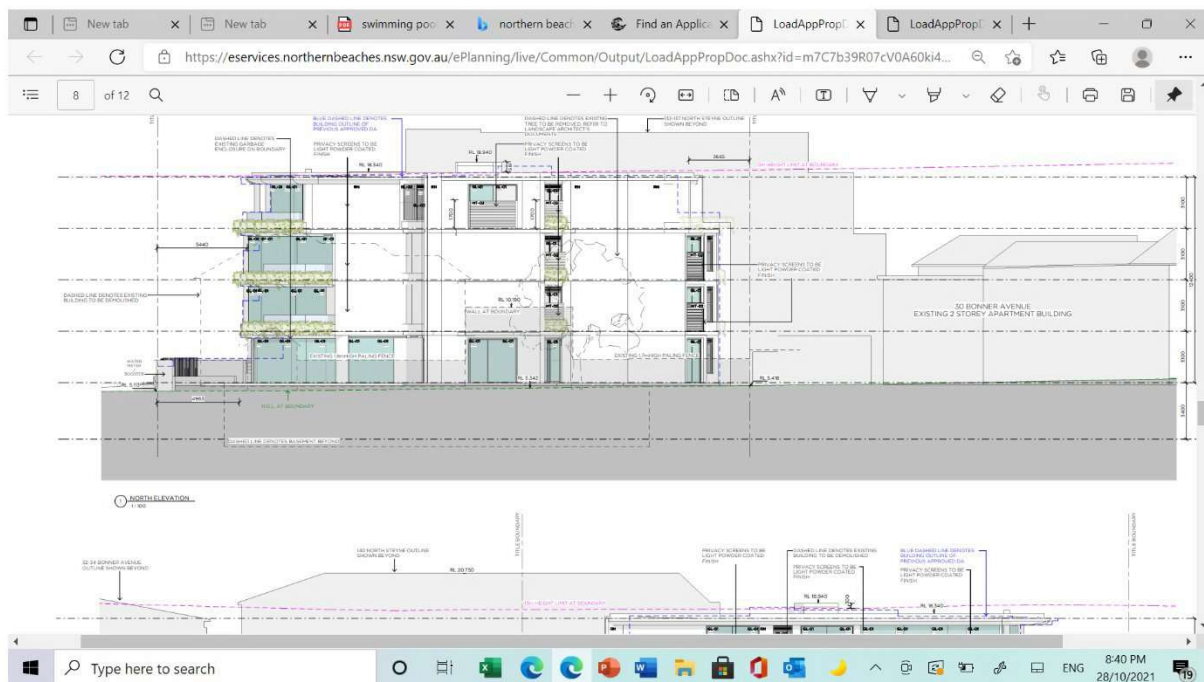
“ Existing views towards Manly Beach and the headland from the upper terrace of 27/140-142 North Steyne are show above In addition, such services as air-conditioning equipment, satellite dishes etc. have not been shown on the roof plan. It is likely that this equipment would also create an eyesore for residents of the upper-level apartments within the development to the north. Section 3.4.3 (Maintenance of Views) of the MDCP 2011 requires that disruption to views is minimized from adjacent development. In addition, Roof-top Plant) requires that roof-top mechanical plant equipment including air-conditioning systems must be inconspicuous. proposed development and associated view loss to the south. Therefore, it is requested that a 3D view assessment be carried from the upper terrace of Unit 27 and 28/140-142 North Steyne which shows the proposed equipment located on the roof level. Furthermore, to minimize visual and acoustic impacts associated with such equipment, as well as any potential glare or reflectivity nuisance associated with the solar panels, it is requested that the photovoltaic cells, plant and services equipment be relocated to the rear of the roof, so as to minimize disruption of views from the upper level terraces of 140-142 North Steyne. Such outcome would be consistent with the Planning Principle under Tenacity Consulting v Warringah Council as relocation of the rooftop services, which would minimize view impacts with represent a more skilful design and would not be detrimental to the views afforded to the proposed “

Also as requested there has been no 3D modelling in this proposal of views that may be affected from my balcony on level 3 or from the roof top level from my apartment .I urge council to ask the applicant to provide some 3D modelling

To show where all the air conditioning and satellite dishes will be placed on the roof top

The ground floor plans have not been altered and the glazing needs to be set back to the original approved plans to stop bulk and provide a set back from the street





I would ask council planning to refuse the so callrd changes to the plans and ask the applicant to address my concerns .

Regards

Andrew Thomas