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To: DA Submission Mailbox
Subject: Online Submission

31/01/2023

MR Peter Trainer
11 / 21 Sydney RD
Manly NSW 2100



RE: DA2022/2199 - 19 Sydney Road MANLY NSW 2095

Dear Sir/Madam,

We provide our concerns to DA2022/2199 below, which adjoins our building at 21 Sydney Road Manly, and includes recent experience with building works that occurred on the other side of our building - the development of 27 Sydney Rd, Manly.

Our concerns of the demolition and building DA are:

1. Loss of rent to Lot Owners of adjoining building at 21 Sydney Road, Manly. Demolition and development of a new multi storey building will take considerable time.
2. Tenants staying on at lowered rent being unable to work during the day during the demolition and building period and losing business.
3. Excessive noise and dust created throughout the works. The vibration and excavation of a substantial size basement - which does not provide any car parking space - could affect the structural integrity of the buildings attached either side. Is excavation of this size necessary?
4. There is no parking included in the building of X10 1 bed flats and one 2 bed flat. Where will all these people park in already heavily parking limited Manly?
5. The designs do not show any rooftop plant, machinery, exhaust etc. The inclusion of any equipment should be provided for review prior to DA approval otherwise approval should be conditional on no mechanical plant of any type to be installed on the rooftop.

Our experience with the DA plans for the other side of our building - that being 27 Sydney Road Manly - included approval for only single size air conditioning units placed at different locations of their roof space, whereas those installed were double stacked AC units sitting at double the height, at different locations of the roof space than agreed, with the AC unit fans facing the opposite direction that what was approved - blowing air directly into our occupied premises at 21 Sydney Road. We were very disappointed to hear from the Council that there was nothing they could do to rectify this as the completed work was certified by a private certifier. We now are left with an appalling view of numerous AC units that blow directly into our premises. We do not want a repeat of this with this DA and build.

Kind regards
Peter Trainer