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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 31/01/2023 1:24:48 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

31/01/2023

MR Ray stone  
704 / 9-15 central avenue ST  
MANLY NSW 2095



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

I wish to lodge a submission re this DA.

The application breaches the height restriction for this area.

The design makes no reference to any rooftop plant , machinery, exhausts etc . It is assumed that such additional equipment will be necessary and it is submitted that this be clarified before any approval. Any approval should be conditional on- no mechanical plant of any type to be installed on the rooftop . Please note that a number of existing residential units in Pacific Waves overlook this site.

Due to the height limitations and the bulk of the proposed building and its location, there should be an increased set back of the top floor to maintain the integrity of the streetscape.

It is noted that the design does not comply with current BCA standards.

Yours ,

Ray Stone