
Sent: 21/10/2020 12:50:47 PM
Subject: Submission to MOD 2020/0488
Attachments: Ferguson Brian and Ingrid.pdf;

Please see attached my submission

Northern Beaches Council
Mrs Anne Marie Young - 19/10/2020

**Re: Objection against Building Modification Application MOD 2020/0488
for development 14 Patey St, Dee Why Delmar Hospital**

Dear Sir/ Madam,

This is objection against above application lodged by the developer to retain illegally installed roof air-conditioning units, mechanical acoustic wall and ducts and motors.

We feel extremely upset and disappointed with behavior of the developer to try to bend the rules all the time during the process of this development.

The architects and engineers for this project would have known full well in advance that the design of this building entailed A/C units and Mechanical venting to be placed somewhere. By not displaying them on Architectural drawings they have falsely presented the property with what everyone believed was its final height. This has allowed them to add a full level to this money-making project at the greater cost to all the neighbors rights to private amenity and quiet living.

The original Determination panel restricted the height of this development after careful consideration of the impact on neighboring properties and overwhelming negative public response of the neighbors.

Please do not let them to override that decision and treat all the neighbors like second-class citizens that have no say and no rights against an arrogant developer, with money seeking loopholes to get his way.

This has been deliberately left off from original DA because the developer knew that it would not get approved and has used this type of application as a loophole. This is deceptive behavior and we believe that this application should be rejected in its entirety and an order be issued to remove the ducts vents and A/C Units.

- This is already a 3-story building in the middle of 1 or 2 story residential housing. By adding these vents and A/C units on top with 3 m height long wall in front, will increase the height from 3 levels to 4 levels.
- We are also very concerned about the noise pollution from not only the A/C units but also the ventilation units. These units will be operating at all times of day and night. Because the building is much higher than the surrounding properties, the noise will travel quite a distance. The so-

called acoustic wall (which not only greatly increases the bulk and scale of this absurd building) is not going to mitigate the noise to any sufficient level in a predominantly domestic area. We can hear conversation of individual workers 4 properties away, so when all units are fully working this is going to be like a factory running 24 hours a day.

- The illegally installed metal Air-conditioning units are so terrible looking and visible from every side, giving this property a heavy industrial look that is not consistent with the current residential houses appeal. Lots of new developments have been built in the local area including apartments, schools, shops and medical centers. All of those were able to incorporate their A/C units and mechanical vents within the structure so well that they are not visible at all, to make that property appealing and presentable as well as reducing noise levels to satisfactory levels.
- Another issue is the light that reflects from the A/C units and mechanical vents is like a mirror on top of the roof during the day that reflects light all around neighboring properties.

We demand that the council show some compassion to the residents (who are also voters and ratepayers!) and reject this rather sneaky application to get away with illegal works.

Please step in and protect our rights. Set the precedents and show that developers just can't do what they like, but have to follow council decision as any other resident has to.

Regards

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B. Ferguson