
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

31/01/2023

MRS Samantha Stow
505 / 9 - 15 Central AVE
Manly NSW 2095
[REDACTED]

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

We have concern with the height breach of 4.3 MLEP 2013 (12m) and excessive bulk overlooking Sydney Road and Market Place. At minimum if height the gets approval, the top floor must have increased step back from street view; the Sydney Road architect drawing is extremely imposing.

Our second concern: We overlook the rooftop of this site. The design appears to have made zero accommodation for plant and machinery such as air conditioner units related to both commercial and residential. Plus, there is zero accommodation for plant such as mechanical exhausts and ducts associated to commercial fit out. Please ensure that there is a condition included in any approval that clearly states:

"NO mechanical plant related to either residential or commercial of any type can be installed on the rooftop at any time."

Other buildings that have breached height limits are constrained to ensure plant is within the top floor footprint and not above the RL. Examples of these are the recent approval for the DA2021/2257 for 42 North Steyne: All mechanical plants is within the top floor footprint and will not breach the RL. Also 43-45 North Steyne, there is a cage within the rooftop (below RL) for plant and a condition in their DA that no plant be installed on the rooftop.