
From: Greg Boston [REDACTED]
Sent: Monday, 5 February 2024 3:41 PM
To: Planning Panels - Northern Beaches
Cc: Maxwell Duncan
Subject: NBLPP Item 5.1 - 19 Sydney Road, Manly

Categories: NBLPP

Good afternoon Liana,

I refer to the above agenda item.

I represent the applicant.

I note that the application will be determined in closed session and accordingly I make the following submission for the panel's consideration in relation to a number of draft conditions.

Condition 21 - Front setback to Level 3.

We ask that this condition be amended to nominate an upper level setback from the outer face of the balcony parapet to the outer face of the unit wall of 2.55m to reflect the setback as detailed on the plans and ensure no loss of compliant floor space.

Condition 58 - Erroneous heading

It would appear that this condition contains an erroneous heading and reason noting that the intention would appear to be a restriction in relation to the location of rooftop plant.

The roof top plant has been carefully located to ensure that it will not be readily discernible in a streetscape context and accordingly we ask that this condition be amended to refer to the location of rooftop plant and equipment as follows:

No approval is granted or implied for the provision of any plant, air conditioning units or associated machinery on the upper-level roof of the development other than that nominated on the approved plans or otherwise located within 4 metres of the approved lift overrun.

Please don't hesitate to contact me should you have any questions.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director



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