
Sent: 2/11/2020 10:49:17 PM
Subject: Objection MOD 2020/0488

Dear Sir/ Madam,

I have contacted my friends that works in the Air-conditioning company as a senior designer and installer. I have used his professional opinion on the roof mounted air-conditioning system installed by the developer at 58 Quirk St (Delmar development) and submitting it as part of my objection. He visited the side and advised me on issues we are facing. Please read below;

In general the positioning of the Air-conditioning system is very important. The Designer and installer need to make sure that the noise is not going to be disruptive for the user and neighbouring properties, also that the location is not going to affect and on the impact design of the property and street appearance. There is lot of things to be taken in to consideration like DA requirements, size of the property, location, the height of the property , external space and the budget.

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I don't have all the information available, so my opinion is based only on what I have available (photos, DA requirements, location and size of the development)

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The Selected air-conditioning system is not suitable for this location and I would never recommend this to our clients.

[L]
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See my points below:

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- From my experience it it would be impossible to get approval by the council for this AC system in the area with high density of residential housing.
- These type of air conditions units and air vents are very noisy and would definitely exceed 5dB above the ambient background noise level.
- A Roof mounted system will allow noise will travel in open air quite a distance

and this will have quite an impact on neighbouring properties

- Air-conditioning Units produce vibrations that are not absorbed if units are roof mounted
- The Acoustic wall serves no purpose at all and increases building height (DA limits in building height)
- Positioning of Air conditioning Units and air vents is visible from the street and surrounding properties
- Change of face of the building- the Acoustic wall and the Acoustic enclosure is visible from up close and from a distance
- Due to Bulk and scale In my opinion, they need to be removed and correctly located

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In my opinion the budget seems to be the primary decision maker here. I would recommend relocation from the roof to a proper Soundproofing enclosure being built at ground level, (or basement) otherwise there will most likely be a long battle with the council over this property as the noise will only get worse as the system gets older.

James Blair
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