

From: [Samantha Stow](#)
To: [Planning Panels - Northern Beaches](#)
Subject: TRIMMED: Fwd: Development Determination Panel Notice
Date: Monday, 20 February 2023

DA2022/0869 (shop 1, 43-45 North Steyne)

Dear Planning Panel,

Thank you for the opportunity to submit a written submission to the panel in relation to DA2022/0869 (shop 1, 43-45 North Steyne)

Concerns:

Current DA conditions pertaining to the rooftop of 43-45 North Steyne ensure that no plant, equipment or bulk of any type is allowed to breach the current roof level (RL). This includes that equipment in the cage MUST NOT breach the RL. There is currently an open Northern Beaches Compliance case dealing with the illegal installation of the air conditioner units breaching the RL and the illegal installation of a huge metal frame breaching the RL. There is one recently installed duct which hasn't gone through council which I understand was approved via the Land & Environment Court.

This DA requires installation of duct/plant, bulk exceeding the RL and should not be approved due to the current DA conditions. The current DA conditions are there to protect views from local residences including the Pacific Waves building. These conditions must remain unchanged without exception. Plant should only be installed within the cage below the RL.

In addition as local residents we have a major concern with pollution and smells from exhausts. The exhaust (which also breached conditions) at 42 North Steyne has been condemned and is being removed; all plant on the 42 North Steyne rooftop is in process of being removed so 42 North Steyne must not be used as a precedent. As residents living with the 42 North Steyne exhaust it was a living hell with pollution and stench. Please never put us through that again.

In addition the exhaust/flue on 43-45 North Steyne approved by L&EC has never been tested for use with a fully restaurant/kitchen. We have no idea how bad the impact to residents will be yet and again must not be used as a precedent.

I request that approval for any plant/exhaust breaching the RL on 43-45 North Steyne be declined in the best interests of surrounding residents.

Regards

Samantha Stow

