
Sent: 12/10/2020 5:26:45 PM
Subject: Objection MOD 2020/0488 for 14 Patey St, Dee Why
Attachments: Email from Pulsar air.docx; L Knighton.pdf;

> Dear Sir/ Madam,
>
> please use this as my objection and email from expert to support our case.
>
>

Kind Regards

Louise Knighton
16 Carew ST Dee Why
>
>

Begin forwarded message:

From: Marshall Paull - Paullsair <Marshall.Paull@paullsair.com.au>

Subject: Re: Delmas Hospital aircon

Date: 6 May 2020 8:55:14 am AEST

To: <bcelectrical@gmail.com>

Good morning Brendan,

Further to our conversation yesterday, in regard to the new Building Air-conditioning Units at Delmar hospital.

I understand that the Council is directing that the existing works do not fall under the Development Application approval and that you are requesting our consultancy in this matter.

I have taken a drive past the site and talked to the Engineers responsible for the design, and they seem to understand the possibility of relocation of the AC units and the ventilation ducts if council doesn't approve it. The foreman has told me that they have initially advised the developer about this, but he has chosen to proceed with the install as a cheaper option.

Generally there are 2 aims that the AC units and ventilation ducts should meet:

- they must not affect street appearance of the building and
- not produce noise exceeds 5dB(A) above the background noise during the day and not be heard in a habitable room of a neighboring house at night.

From my perspective and what I have seen, this installation is definitely not meeting the first aim as you can see the AC units and ducts from pretty much every angle. Due to the distance to neighboring houses and from my experience of 20 years they would not be able to meet the second aim either. Seeing the equipment hasn't been commissioned yet, I don't understand how sound readings have been taken.

We never recommend to our clients to use this type of roof mounted AC systems if they are in close proximity to the residential housing as they are very noisy and they don't look good. If the height of the building is the issue and they can't conceal it in the roof structure, we always recommend it to install AC

units beside the building in the soundproof enclosure. This will also reduce the vibrations of large AC units that normally travel via air.

The ventilation ducts are very reflective and produce quite a glare from what I saw. Problem is if they paint them they will stand out even more, not with standing that these ducts and plant should probably not have not placed in this location in the first place. I can see only the option to relocate and conceal them within the building or a sound proof enclosure at ground level.

This may involve some work, but they must of think of that when they taken risk of installing them without valid DA.

To your question regarding the Acoustic wall: I have to disappoint you, but this acoustic wall that is built on top of the higher part of the building serves no purpose in noise reduction at all. Noise will bounce between the walls and escape via top and sides. I would strongly recommend it to move these units from the roof and reinstall them beside the building. Not sure how much work would be involved but seems like engineers already thought of this possibility when I was talking to them.

Not exactly sure how they can be applying for the Building certificate is work is not even completed?

Regards: Marshall

PaullsAir

Marshall Paull

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Northern Beaches Council
Anne Marie Yung

Sydney 12/10/2020

Re: Objection against MOD 2020/0488 address 14 Patey St, Dee Why

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-

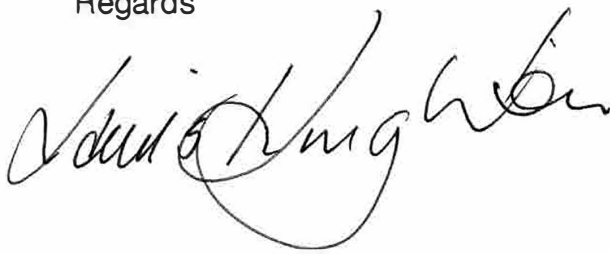
called acoustic wall (which not only greatly increases the bulk and scale of this absurd building) is not going to mitigate the noise to any sufficient level in a predominantly domestic area. We can hear conversation of individual workers 4 properties away, so when all units are fully working this is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