

Geoffrey Way + Doris Kerner

12g McDonald Street

Freshwater 2096

NORTHERN BEACHES COUNCIL

725 Pittwater Road

Dee Why, NSW 2099

Attn: Mr Nick England

14 July 2019

RE: REV2019/0028



Dear Sir,

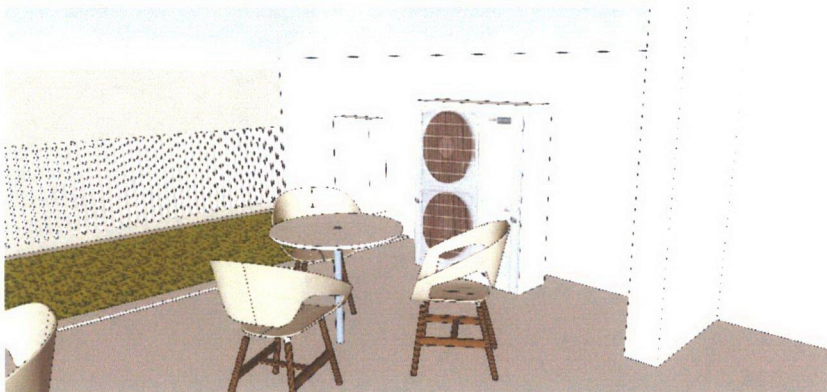
As owners and residents at the subject address we submit our objection to the proposal that air conditioning units be relocated onto our rear terraces and propose an alternative solution .

The proposal has many problems associated with it which were clearly not imagined when the idea was submitted.

The heat exchange units are quite large and will take up and affect a significant part of the rear terrace area .

Their detailed location as proposed is probably impossible due to the existing installation of other services in the same place. These comprise a gas outlet for use with a BBQ , the location of an out door tap to service the terrace garden , external lighting and power outlets . All of which would have to be relocated to maintain their practical use.

Additionally the idea of occupying the adjacent terrace during summer while the AC is functioning is negated . The fans will blow horizontally across the terrace making outdoor occupation impossible due to the heat blast and noise. See image .



Noise alone poses a significant problem for occupants and neighbours. The property immediately to the east will have six units affecting their environment . A condition which is likely to become worse as the units age. At present the roof top location avoids any noise impact on the locale.

Aesthetic considerations also need to be considered. The existing building has been designed to a high standard and presents as a positive development in the street. Many neighbours have commented on the improvement to the street that this townhouse complex represents.

To relocate the AC units will mean re routing the refrigerant and electrical conduits associated . This can only be done by planting them on the outside walls following a circuitous and unsightly route which in most cases will be evident from the street. A degradation of the building appearance.

We understand that the developer of the project did not follow due process and that the views of some neighbouring properties were affected .

We have considered the problem in some detail and propose an alternative solution which can be effected quickly and achieve a better overall outcome for the community concerned.

The solution relates to the units, their design and installation .

From the attached photo you will see that the units are wide on their face and narrow at their end .
Actually 1050 long and 330 wide .

Additionally, screen have been installed around the units as a visual mask. These screens increase the overall bulk of the installation and are not generally visible from the street.

As such and with their long dimension facing the neighbouring properties they maximise the impact on views .Removing the surrounding screens and turning the units 90 degrees will reduce the visual profile by 70 - 75%. While that does not remove them entirely it will very significantly diminish their visual impact .

This alternative solution is a compromise to total removal but it avoids a considerable set of other negative impacts that would result from relocation to the rear terraces. Council seeks good design outcomes and we propose the above approach as a better design solution than relocation to the rear decks.



The following image illustrate the points raised.

Regards Geoffrey Way + Doris Kerner