



The Manager

Northern Beaches Council

71-24-5 Pittwater Road

Dee Why NSW 2099

7th June 2019

Dear Sir,

Attention: Daniel Milliken

RE: MOD 2018/0432 184 Wyndora Ave Freshwater

Upon subdivision address change to 12 A-L McDonald Street and, 25 and 27 Coles Road

IPM Holdings Pty Ltd, on behalf of the new owners of the above properties, seek a review of Council's Notice of Determination of the Modification of the Development Consent for the above properties.

Following intensive consultations with the new residents, the new owners and IPM believe that a better solution can be achieved by a combination of retaining some roof condenser units in their current locations and repositioning others within the development.

On reflection, the option of terrace mounted condensers is not really an acceptable solution, as it will compromise the resident's amenity and the overall design integrity of the development.

We believe that Council erred in its assessment by not giving enough weight to the compliance of the roof top condenser units that were within Councils planning controls, when it determined that all the condenser units had to be relocated off the roofs. This is contrary to the planning envelope available to significant number of the townhouses.

Whilst Townhouses 1,2,3,11,12,13 and 14 are above the height plane, when a section is drawn through the building in the location of the roof top air conditioning units, the remainder are within the height plane.

On the other hand, if the street elevations are examined only Town Houses 1, 12,13 and 14 exceed the height plane.

Investment • Projects • Management

T: +61 2 9555 1177 | E: info@ipmproperty.com.au | W: ipmproperty.com.au
Level 1, 600 Darling Street, Rozelle, NSW 2039 | PO Box 42, Balmain, NSW 2041 | IPM Holdings Pty Ltd (ABN 29 163 977 197)

Also, it should be remembered that Townhouses 8,9,10,11 and 12, air conditioning units are below the roof height of the former hospital.

Thus, we seek Council to allow the retention of the condensers to the roofs of Townhouses 7-14, as these units do not impinge on views from the upper levels of the houses across the road in McDonald Street and cannot be seen from street level.

These condensers and louvre screening can be turned sideways thus reducing the width of screening as view from the neighbour's upper floors in McDonald Street from 1.4m to 0.7m. The screened condensers would thus appear slim vertical projections, which would have a lesser impact.

From photographs supplied by Council from the upper floors of the properties on the western side of McDonald street, it appears that the ocean horizon is only impinged by roof top condensers to Townhouses 1-6. The condensers to these Townhouses, can relocated to garden areas and potentially, one or two into the basement and thus preserve the ocean horizon view.

IPM is keen to resolve this matter in the best interests of all parties, being the neighbours and the new owners of the development.

We are available to meet with Council to further discuss this matter.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Alek Novakovic', written in a cursive style.

Alek Novakovic

Managing Director.