
Sent: 15/07/2019 8:37:45 AM
Subject: Online Submission

15/07/2019

MR David Baldwin
25 Coles RD
Freshwater NSW 2096
dbaldwin@sandpiper.com.au

RE: REV2019/0028 - 12 K McDonald Street FRESHWATER NSW 2096

NORTHERN BEACHES COUNCIL
725 Pittwater Road
Dee Why, NSW 2099
Attn: Mr Nick England

14 July 2019

RE: REV2019/0028

I am writing in response to the Review of Determination of Modification 2018/432 regarding the relocation of the rooftop Air Conditioning Units to the east and north facing ground level terraces of the new townhouses.

I support the IPM Holdings Pty Ltd letter of 7 June 2019 requesting that council work with the developer, neighbours and residents to find a more skilful outcome than the one currently proposed and endorsed by council in the determination of MOD 2018/0432.

Future outcomes could encompass a range of practical strategies to deal with the encumbrance of locating all the units in the rooftop. These outcomes could include

- Locating some of the units in the basement
- Locating some of the AC units in the ground level garden areas
- Locating some of the AC Units on the roof including reconfiguring to reduce the visual impacts

The currently proposed location on the eastern and northern ground level terraces will present a significant impost to the amenity of all the neighboring properties around the development particularly to the properties to the east on Wyndora and Coles Roads.

These AC units are not to be confused with small 'split' system type AC units which are sometimes located on the balconies of unit developments. These are significant pieces of plant - to demonstrate I have attached a render of the relocated AC unit in the proposed location on a rear terrace of the development. As you can see, the bulk and scale of the AC unit will dominate the terrace architecturally and will acoustically infringe on the amenity of those neighboring properties on ground level to the east of the development. Particularly as these neighbours will have 13 of these units located only a few meters from their properties

As such, I urge you to reject the current proposal to relocate all the AC units on the rear terraces and to inform the developers of Northern Beaches Council's willingness to work with

them and the key stakeholders over the next couple of months to arrive at a more thoughtful and sensible outcome.

Please contact me with any queries

Kind Regards

David Baldwin
25 Coles Rd Freshwater NSW 2096.