
Sent: 22/06/2021 4:36:56 PM

Subject: OBJECTION SUBMISSION TO AMENDED DRAWINGS FOR DA 2021/ 0318
Attention Penny Wood

Dear Penny

DA 2021/0318

We note amended drawings to the DA above and note that the new drawings DO NOT ADDRESS THE ISSUES OF THE SURROUNDING and CLOSEST NEIGHBOURS

1. The submission continues to be an oversized development... It remains 7.5m2 above the maximum permissible FSR.
2. The rear stairwell which is in addition to the internal oversize, still exists... THIS IS THE SINGLE LARGEST ISSUE WITH THIS DEVELOPMENT... IT IS 4 METRES from our balconies ... the external stairwell will still show the full movement of staff 17 hours a day from 6 am to 11pm at night... as shown in diagram 14 a staff member/ person is nearly full exposed when on the return position of the stairs and the door into the full working kitchen is exposed... anyone on any of the balconies, kitchens, living and bedrooms from level 1 , 2 ,3, and 4 at #46 Victoria Parade will be able to see straight into the stairwell and the kitchen door... there is NO LIGHT or SOUND PROTECTION FOR THIS... the only acceptable outcome is for this stairwell or lift to be fully enclosed. The applicant has not included any lighting in this space in the hope that this won't be noticed as well... Clearly it isn't safe to have an external stairwell with no lighting as it would be a massive OHS issue, just as it is not acceptable for neighbours only 4 metres away having a bright light on until 11pm or worse all night...
3. Once again the light and noise from this external stairwell will project directly into 5 kitchens, 5 living areas, 5 balconies, and 11 BEDROOMS on the eastern side of #46 Victoria parade... Surely this is not acceptable or fair...
4. The applicant is once again attempting to deceive by stating the modified stairwell is concrete, yet that is not clear as the application on page 4 Drawings Revision C still has the upper part of the staircase as steel... " NEW METAL EXTERNAL STAIRCASE"... clearly this is intended to deceive with the bottom part of the stairwell to be concreted, yet the top remains steel... either way AN EXTERNAL STAIRWELL IS NOT ACCEPTABLE TO US AS NEIGHBOURS... the only acceptable outcome is for this stairwell or lift to be internalised...
5. The applicant appears to have generously deleted the light from the Southwest façade , we continue to request that all signage is also deleted as signage here serves no purpose , there is adequate signage on the northwest facade and any sign will destroy our visual amenity as we look from our balconies towards the Manly foreshore.
6. We continue to request that WD10 is infilled and painted the same colour as the wall... this is not currently a window and should not be converted to one... the window serves no purpose and will be a visual blight with movement , light and sound from it.
7. Our concerns around bin area remain... the applicant continues to want to use the rear area for a stairwell at the expense of adequate covered bin storage for an enlarged restaurant... there appears to be also no operational plan on when and how garbage would be removed given that side of Dungowan lane has 11 bedrooms facing it
8. We request WD17 and W18 be non openable as this is one of busiest and noisiest areas of the kitchen and should not have to put up with noise emanating from this.

These amendments do not address our issues... the external rear stairwell needs to be internalised... there have been no significant concessions with this, infact what appears to be ongoing deceptive approach by showing no external lighting for the rear stairwell, because they know it will dramatically affect our living amenity as will any external stairwell including a deceptive half concrete one...

We look forward to your outright rejection of this proposal... the only acceptable and fair development here is for the stairwell to be fully enclosed to avoid noise, light and movement 17 hours a day being forced on residential owners and any passers by 17 hours a day.

Best regards
Paul Hannan

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