
Sent: 1/05/2023 5:37:50 PM
Subject: rev2023/0010 (DA 2022/1320)

Good evening,

We refer to the above and would like to express our strong objection to the proposal.

We are residents of adjoining property 22-26 Albert St, residing in Apartment 10, which is immediately adjacent to the subject address, with a bedroom balcony which will be affected by the proposed development.

As noted in many of the earlier objecting submissions, there will be issues with traffic, noise, loss of amenity, shopper and resident parking, storage, parking for delivery trucks, and location of commercial bins awaiting emptying.

1) the report by council's traffic engineer dated 31/8/2022 notes that the loss of two off street parking spaces (currently used by owners and staff of the subject restaurant) will be offset by one additional on street space. This hardly makes sense, given that the additional space will likely be used exclusively by restaurant staff. Parking availability is already a significant issues for residents, visitors, business owners, shoppers etc, with many choosing to park dangerously and illegally. This proposal will add to the existing pressure on parking

2) there is a major issue with traffic congestion for delivery vehicles in the Freshwater commercial precinct, and no stopping zones, on corners drivers park across driveways, in no standing zones. It is already dangerous for drivers and pedestrians alike. This proposal will add to the existing issue by removing two off street spaces currently used by vehicles making deliveries to the restaurant.

3) The garbage room proposed to be a part of the outdoor dining area will be adjacent to diners (hardly a fine dining experience), and immediately under our balcony. How do the owners propose to manage the garbage, currently it is a mess of broken furniture, empty beer kegs, bread trays etc. How will they manage the smell from overflowing food waste, where will the bins be located for pick up, what time will they be picked up.

4) Residents of the area currently deal with noise issues from the large gathering outside the take away stores on the corner of Albert and Moore Streets, the late night noise emanating from the Stowaway Bar, and from late night patrons leaving these premises. The proposed development will only add to this issue

5) Currently patrons of St Alma gather outside the entrance to 22-26 Albert Street to smoke and vape. The proposed outdoor area will encourage patrons to gather and smoke directly under residential balconies.

6) the proposed polycarbonate roof will have the effect of creating an echo chamber which will direct noise from diners out and up and towards adjoining residential balconies. Additionally, noise from rainfall hitting the roof will increase noise pollution and loss of amenity

The proposal has been rejected previously and we believe that it should be rejected again

Robert & Cindy Attanasio
10/22-26 Albert Street