
Sent: 24/05/2018 3:27:28 AM
Subject: 77 Bower Street application Mod2018/0180

Ben,

I refer to the revised external plans posted on 23-May-2018. One thing that has changed is the language describing the glass panel between the kitchen and the illegally constructed viewing platform. A glass door has been constructed here in violation of ANS03 of the MIAP determination of 21-Apr-2016. The old version of Mod2018/0180 referred to this as a glass door even though it failed to flag that as a modification. The new application uses far more ambiguous language, describing the panel DW01.05A as "1 off clear glass".

DW01.05A 750 x 2400 North Living 1 off clear glass

It does say what the clear glass is, but in other lines it refers to "fixed clear planes" so it seems that the glass between the kitchen and the platform is not intended to be a fixed pane.

I ask that the language be changed to either:

1. Mark this as a door, put it in red and clearly indicate it is an important modification. If it is a modification it should be rejected as the facts leading to the original MIAP determination haven't changed; or
2. Make it crystal clear that this is a glass pane that can never be opened, something like "fixed clear pane that can not be opened".

Given a door has already been constructed, the second option would require replacing what is currently there.

Also DW02.08 (the window above the pool at 75 Bower St) is still marked as clear glass, but ANS07 of the MIAP determination required this to be obscured glazing. It should be changed to obscured glazing or marked in red and clearly labelled as a modification, which should again be rejected.

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