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Subject: TRIMMED: Online Submission

14/01/2024

MR Ray stone
704 / 9 - 15 central avenue AVE
MANLY NSW 2095
[REDACTED]

RE: DA2023/1750 - 75 The Corso MANLY NSW 2095

I reside at the above address and wish to make the following submission in relation to the DA2023/1750.

The primary concerns are :-

1. Increased building height.
- 2 Excessive noise pollution from open beer garden , courtyard and terraces.
3. Proposed Solar panel proximity to Pacific Waves giving unacceptable glare impact to many residents over prolonged periods.
4. Use of old , non current building information in support of DA.

1. Increased building Height.

The report by consultants Gyde clearly states that " the height of the building map nominates a maximum height of 10m and 12 m for development on the subject site. The proposal has a maximum height of 13.94m which is 3.94 m higher than the permitted height."

This breach is significant .

2.Excessive noise pollution.

Since this operation was taken over by Iris group , the increase in noise levels has increased demonstrably.Internal noise baffels have been removed from the courtyard beer garden and nor replaced.The type of entertainment has expanded in noise level and duration . No complaint service is provided as per the Plan of Management. The major venue for live music is the open air beer garden with no roof and the Da proposes to add to this noise pollution. Any new approval should impose a 10pm curfew although it should be noted that currentDAs state " no audible noise to any residential units at any time ".

Solar panels.

ITP consultants have prepared a report of some 170 pages setting out the glare impact on Pacific Waves and Manly National residents. This glare is significant with south of 4th floor Pacific Waves receives 546 minutes of yellow glare between 530am and 6.30 am from mid November to late January. This is in addition to 8,120 minutes of green glare. other estimates of glare are Pacific Waves 6th floor south receiving 12,537 minutes of green glare Nov-march and level 7 pacific Waves south receiving 12,070 minutes of green glare October to march. Glare is not only hazardous to eyesight but also increases the ambient heat. The total minutes of green glare impacting on nearby residential buildings over a 12 months period is 185,313. Residents should expect to be protected from this unacceptable imposition on their amenity..

4 The use of non current building information.

The DA proposal has used in a number of supporting drawings obsolete and non current plans . This makes a mockery of a number of the new proposals and should be required t be

corrected before the DA can be considered.

Yours,

Ray stone