

**OBJECTION TO APPROVAL OF DA 2021/0318  
FOR CONSIDERATION BY NB LOCAL PLANNING PANEL ON 21 JULY 2021**

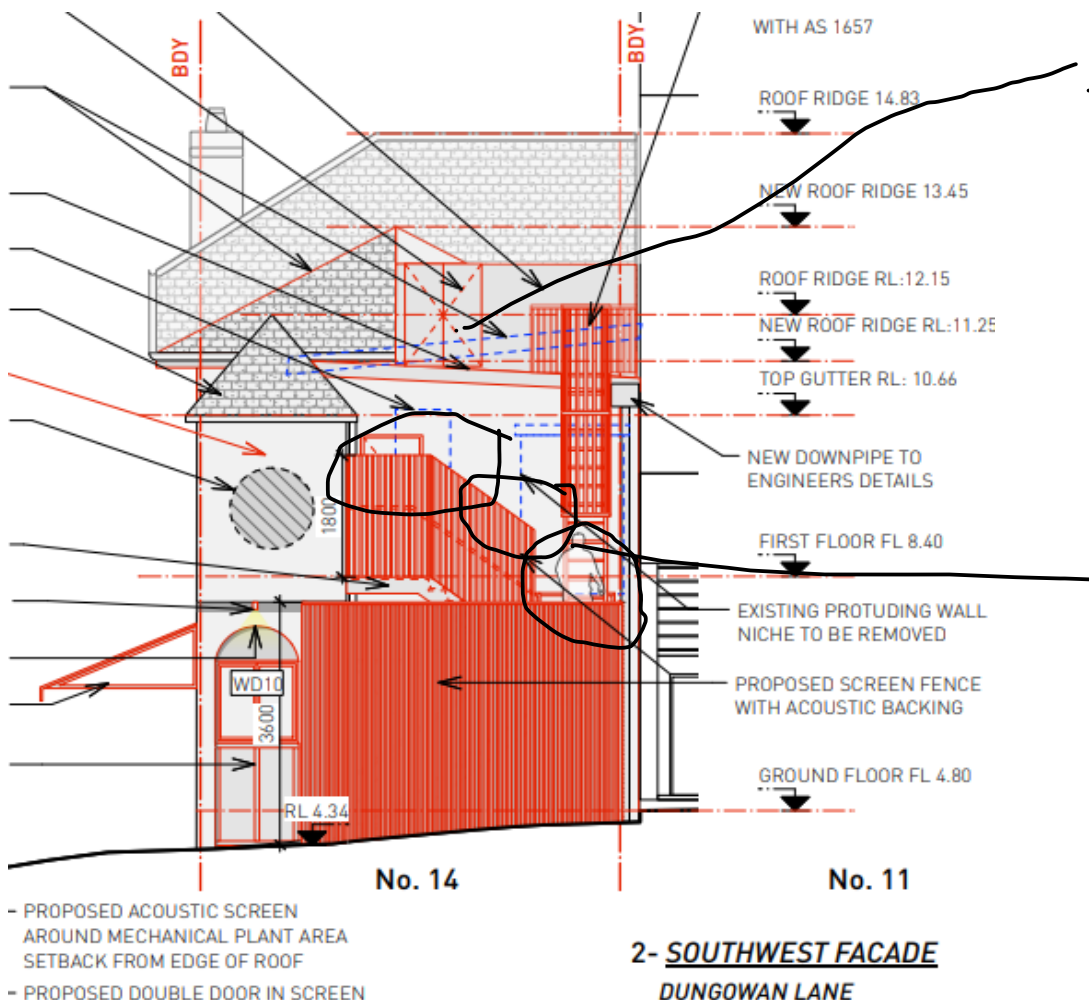
We are the owners in the building which is only 4 metres from the new stairwell proposed on Dungowan Lane with DA2021/0318...

We do not oppose the overall development, just the addition of the stairwell at the rear of the development... OUR ONLY ISSUES are significant light, sound and movement amenity implications for our apartments which are only 4 metres away.

We believe there are important matters that have not been fully considered by Council in approving this DA and wish to bring it to the attention of the LPP to consider and request the DA to be rejected and the stairwell internalised so the rear area can be a dedicated improved enclosed bin area.

We believe that Council in recommending approval hasn't adequately considered the following :

1. Significant light/ sound and movement amenity loss which will project into more than 5 ocean adjacent balconies, 11 bedrooms, 5 kitchens, 5 living areas. This extract from the applicants drawings is at ground level, as you go up levels in #46 Victoria Parade the visibility into the stairwell and kitchen door worsens... the drawings show the clear vision of staff/ delivery people moving up and down the stairwell and the proposed screen is completely inadequate in screening vision into the busiest part of the kitchen.



Insufficient detail on plant screening, does it or does it not cover the mechanical plant

The screen does not adequately cover sound, movement and light of activity on the stairwell... YOU CAN SEE STRAIGHT INTO THE KITCHEN... We will be exposed to all movement from the kitchen to the bottom of the stairs... THIS IS 4 METRES FROM OUR PROPERTY

2. **There is insufficient detail in drawings of the proposed screening for the significant mechanical plant on the roof... we request more detail to show that the plant are fully enclosed.**

3. **There is no external light drawn by applicant to light the stairwell...**

This level of detail appears to be intentionally and repeatedly left out of any drawings including amendments when other lighting on the southern side has been deleted... We brought this to the attention of the Responsible Officer in our objection on 22 June 2021, but this has not been addressed ... Any light here will have significant visual impact on our living rooms, balconies and 11 bedrooms... Our concern is that the applicant has intentionally not included a light and will fit a spotlight to illuminate the area with significant amenity issues to our apartments

4. **By turning the rear area into a stairwell there is insufficient space for garbage storage...**

The current and only use of the space is rubbish storage... Council by approving the current DA has approved it as a major thoroughfare for staff and deliveries to a second story kitchen and it has actually made the space available for rubbish significantly smaller and inadequate for a restaurant of that size.

The current DA proposes a restaurant with seating of around 120... making it on par with some of Manly's largest restaurants and approximately 50% larger than the 2 restaurants that have been operating at the site...

The existing 2 restaurants have been using a total volumetric rubbish capacity of nearly 2,980 litres ... which was 3X 660 litres + 6X 140 litres + 2x 80 litre bins... (photo evidence available)

The proposed DA with approximately 50% more seating capacity is proposing 3x660 litre bins = 1,980 litres... The drawings indicate 4X660litre bins but Council has correctly identified (page 9) that 1 bin is non usable due to the proposed stairwell will not allow it to fit /work . So with 3 x 660 litre bins this is 34% smaller for a restaurant which is proposed to be approximately 50% larger. The current proposal also has no allowance for other items that you would expect of a restaurant this size such as bread crates/ milk crates and beer kegs... the likelihood is that the extra waste that the restaurant will generate will be stored on the stairs and create visual and odour issues for us as neighbours and OHS issues for staff using the stairwell...

Ultimately the stairwell results in the rear area from acting as a reasonable, adequate and properly enclosed waste area. The only way to rectify this is have it as a dedicated and enclosed single story waste area.

We look forward to you adequately considering the significant amenity issues that having a steel and exposed stairwell with no roof covering only 4 metres from our apartments will be and come to the conclusion the only reasonable outcome is for the stairwell or a lift to be internalised in the existing building and the rear being redesigned as an adequate rubbish storage area accessed from the existing door on the ground floor...

Thank You

The Residents 26 Victoria Parade

VIEW FROM Ground floor G01 # 46





THE TWO SMALLER RESTURANTS COULDN'T EVEN COPE WITH THAT WHOLE AREA DEDICATED TO WASTE - the APPLICANT HAS PROVISION FOR 3 660litre bins,,, 1260X 780X 1200



