
Sent: 12/01/2021 12:03:28 PM
Subject: Online Submission

12/01/2021

MRS Frances White
- 83 Wood ST
Manly NSW 2095
Franceswhitejuly@gmail.com

RE: DA2020/1027 - 0 Stuart Street MANLY NSW 2095

My primary concern is to maintain utility for the local community. This kiosk has provided coffee & snacks in a low key manner which has suited the location very well. Expanding the business into something fancier at the cost of reducing the amenity of the area for locals is not desirable. Please therefore consider the following points regarding the DA;

1. The windows for the covered seating area will only be one third openable and this will reduce the breezy and pleasant nature of the seating area, which is extensively used when the kiosk is not open. The addition of roller shutters across this area so tables etc may be stored when the cafe is closed, will lock out locals from using this area for shelter during rain showers, or for sitting in the shade. The cafe is frequently shut in the off season months, particularly in the afternoons so this inconveniences locals, particularly those with mobility issues like myself, who regularly use this area, to sit and enjoy the view. The shutters seem to be wholly for the convenience of the kiosk operators, and have not been necessary in the past, so I question the need for them.
2. Putting a pathway to the bin area through the shower area and extending the kiosk on that side of the existing building seems set to increase congestion in what is a small area, while actually reducing the amount of space for outdoor seating. Local swimmers, children and dogs congregate in this area to access showers and change facilities and increasing the footprint of the kiosk will reduce useable space for locals. If rubbish is regularly being carried through the shower area there is also increased potential for rubbish and perhaps broken glass to end up in the shower area.
3. If this kiosk is expanding into a regular restaurant, (rather than the popular and simple coffee kiosk we have) then parking pressure will increase in an already very overcrowded area, especially on peak summer weekends.
4. Solar panels would surely be desirable for a commercial development?

Yours sincerely,
Frances White