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**Sent:** 24/04/2021 11:38:56 AM  
**Subject:** Online Submission

24/04/2021

MRS Lisa Clapham  
G01 / 46 Victoria PDE  
Manly NSW 2095  
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**RE: DA2021/0318 - 14 South Steyne MANLY NSW 2095**

We have the following concerns with the proposed development.

The rear staircase adjoining Dungowan Lane is not enclosed. Our exterior courtyard is only about 4 m away, and will result in loss of privacy and noise issues. The stairs are metal and would suggest that some stair tread be added to reduce noise. This will be the access constantly used for deliveries, and for taking rubbish and bottles down to the bin area. The sound of a container full of empty bottles being emptied into a large rubbish bin 4m away will be awful.

If the whole back area was totally enclosed our privacy will be retained, and we will not have noise issues.

The aluminium fence at rear is not in keeping with the rest of the building from an aesthetic view, and do not think it will provide adequate noise insulation. We live directly across the lane and have had noise pollution issues related to both restaurants. Refer to Peter Cox at NBC. The constant banging of a door closing at top of stairs will also be an issue. A soft close device to stop door banging should be added.

We would also like to be assured that a new exhaust and filter extraction system is being included in the development as the current one is very noisy, we constantly have an oily residue on our windows, and the very strong smell of fish etc being cooked is very unpleasant. Would also like to be assured that the exterior of the building is being repainted. At present when it is windy our front courtyard is littered with strips of paint, some 6 inches long, that have blown off the exterior above the greek restaurant. Our yard looks like a rubbish tip after strong winds.

The proposed development is a great improvement, but would like the privacy, noise and smell issues addressed.