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MR Paul Gilet
12 / 38 - 42 The Corso Select...
Manly NSW 2095
paul.gilet@gmail.com

RE: DA2020/0375 - 8 / 38 - 42 The Corso MANLY NSW 2095

Over the Christmas period of 2016 and 2017 there was a lot of activity but being fairly new to apartment living I mostly observed it all. When the proprietors of Fish Bowl were making their changes I did ask if they had obtained Council approval for it and they assured me that they did. We subsequently found out that they had never sought approval and have made a number of changes.

The wall that divided the mezzanine floor into a storage area and customer seating was removed resulting in the unobstructed height under the steel beam being less than 2m (is 1.8m). This does not comply with BCA Clause D1.6(a).

We regularly have a strong cooking smell permeating our main stairs and I am sure if the exhaust system that is already there was used it would solve the problem.

Their music is often very loud. Whilst this is not often a problem for us it is a serious problem for the Boxing Clever tenancy that is directly above them. It is not next door as shown in the DA application.

When the mezzanine floor was built the original ceiling was removed to gain the necessary height however this resulted in absolutely no sound installation between the tenancies. An acoustic engineer needs to provide a report to give suggestions on solving this problem. The alternative would be to re-install the ceiling and convert the whole mezzanine level back to storage area.

I don't believe that Council should have allowed the works in 2008. Besides the removal of the ceiling and any sound proofing that was there, the ground floor was also lowered to gain extra height however this meant the floor is now below the original damp course.

For this DA we would like to see

1. A solution to the excess noise.
2. Removal of the cooking smells.
3. Reinstatement of the wall at the mezzanine level so that it complies with BCA Clause D1.6 (a).

Kind Regards
Paul & Maggie Gilet