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Subject: Online Submission

27/08/2020

MR Elia Chahwan
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RE: DA2020/0824 - 323 - 325 Condamine Street MANLY VALE NSW 2093

Re: DA2020/0824 321 - 331 Condamine Street.

Dear Mr D. Milliken

We Have been living at 2 Sunshine street since 1976. Whilst we are not against the above development, we have some concerns at the scale of this development in respect to the following issues:

- 1- The Proposed 4 Storeys height of the building: The proposed building is in excess of the other buildings in the area and outside the environmental plan. our concern is the excess of shade that will affect our dwelling during certain periods of the year as the sun and shade in winter differ from the shades during summer causing moulds to our dwelling.
- 2- The Privacy of our Backyard: According to the proposed plan, the windows and balconies overlook our backyard. We would like to have some sort of slaps on windows and balconies facing toward north west of the lane or other available means to help provide privacy to our yard.
- 3- 68 proposed car spaces: The number of 68 car spaces are going to cause a lot of concerns in regards to traffic and most importantly the fumes are going to generate. Hopefully the exhaust fans will be installed and extract toward Condamine street not towards our dwelling including the Air Conditon's noise. The separate entry and separate exit for the 68 expected vehicle plus the entry and the exit of 333 condamine st building are going to impede on our entry and exit of our garage.
- 4- Current Traffic: The recent return of ONE WAY to Sommerville Place has been very successful and has reduced the congestion including noises from cars & trucks, arguments and the sounds of horns. When the lane was opened after the old Warringah Council promised us to be one way so we signed to open the lane then, two months later they reneged on their promise. We live here all year round while others just work from 9 to 5, may be 6. So the impact on us is greater than anyone else. When it was 2 way traffic , trucks use to block the lane and the entrance of our garage, trucks turning from Sunshine street into lane, broke our fence few times that's why the council erected Bollards along the fence.
- 5- Anticipated 2 way traffic: It is impossible to have 2 way traffic with 6 metres width, even from midway, with Garbage trucks and other very large trucks some with cranes to pass through, loading, unloading and not to mention other vehicles will be taking advantage. The application of Traffic study completely ignored the fact that the lane way is shared by vehicles and pedestrians, especially around school's start & end times

to St Kierans and Manly Vale Public. Again, this also, in particular the building entry and exit will impact on our garage access.

6- The Pit/Grid storm water: The plan showed that behind our garage where the pit/grid with plants has been omitted.

7- Conclusion: As we mentioned above in regards to anticipated extra vehicles, and 2 way traffic we would like to recommend the followings:

A) Removal of the Curb/Gutter along the proposed 2 way lane as cars may damage their tyres or Hubcap, to achieve the 6 metres width and replace with a Layback/Rollback Curb/gutter up and along our fence to allow rain water to flow to the lane drainage so it won't run into our property causing flooding.

B) Erect speed Bumps to slow traffic in either end to avoid accidents as noticed most of the vehicles not stopping at STOP SIGN. Also signs for a Speed Limit of 40 as school children pass through and a lot elderly from the retirement vilages

C) Erecting signs of no parking along the lane way.

D) Heavy Trucks recipient should have extra width as a loading/Unloading Bay similar to a Bus stop bay to allow flow of traffic

Final Request: Due to the above issues, most worrying and stressing problem we are going to have is:

My wife and I, have disabled stickers, it is going be a nightmare to park our car and to carry our shopping in side our house.

We request that we be allowed to open a drive in either at the southern end side of Somerville place lane or have a drive way where the council has placed a no parking sign in front of our house in Sunshine street, an opening wouldn't affect anyone as it already had NO parking sign. As not having extra parking will cause us hard ship as my daughter and her family of 4 use the garage for their car, as for her children it is safer for her not to park in the street.

We find it hard to park in front of our house as those that have units close by park in sunshine street in front of our house rather than park in their garage, our fear that with extra 68 units and their cars plus their visitor's cars, they will try to park in front of our house plus others who park to visit them or shops and catch buses. Street parking will increase 100 fold.

I refer the above for your Consideration.

Elia and Angela Chahwanh
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