
Sent: 23/08/2020 4:42:44 PM
Subject: Online Submission

23/08/2020

MR PAUL CLEVERLY
11 Sunshine ST
MANLY VALE;NSW NSW 2093
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RE: DA2020/0824 - 323 - 325 Condamine Street MANLY VALE NSW 2093

Dear Sir / Madam,

I am writing with respect to the development application across several lots on the corner of Condamine and Sunshine Sts. Whilst I am not against the site being developed, I am concerned at the scale of the development, both in respect of building size and the number of occupants. The increase in traffic in the local surrounds will be significant as well as the exacerbation of current parking issues in Sunshine St and Highview Avenue.

In no particular order my concerns are:

1. The building size at 4 levels is in excess of other buildings in the area and is above the Local Environment Plan.
2. The recent return of Sommerville Lane to one way traffic has been a huge success and has reduced congestion in the lane way. The application traffic study completely ignored the fact that the laneway is shared by vehicles and pedestrians, especially around school start and end times.
3. It is impossible to resurrect the laneway to 2 way traffic as suggested as a recent build in the area has left no space to enable vehicles to pass side by side.
4. Although, the build suggests it has plentiful parking, the spots are very small. We currently have a number of Station Wagons and Large SUVs, from other new developments on Condamine St, parking on Sunshine St, as they are unable to fit in the designated spaces in their buildings.
5. Parking in Sunshine St for local residents has become increasingly difficult in the past couple of years due to increased traffic from new developments on Condamine St, people leaving their vehicles and catching buses and people parking whilst attending hairdressers, chiropractors, yoga studios in the local area.
6. There is no mention in the submission of traffic flows on Highview Avenue. This street has increasingly become difficult to navigate over the past couple of years and is effectively blocked by parking on both sides of the street and a number of "dumped" boats.
7. The flow on effect of the increased traffic to the already gridlocked, local streets, especially Kenneth Road and Roseberry St is not immaterial.

In summary, I feel that the scale of this development, which is undoubtedly all in the interest of profit for the developer, is out of character for the local area and will add to the increasing frustrations felt by local residents.

Yours Faithfully,
Paul Cleverly