
Sent: 3/05/2023 1:19:16 PM
Subject: DA 2022/0596

Attention : Alex Keller

Re: DA 2022/0596

Dear Alex

I acknowledge the improved plans submitted by Mr Hughes, but am still concerned about the noise, privacy, traffic and parking issues associated with increased population to the site that will affect me directly living diagonally behind the proposed development.

I note the fire stairs that exit to the southern side onto Commerce Lane. Having historically acknowledging pedestrian access from the lane an issue to immediate residents of Commerce Lane, I'm not sure how Council could justify approving a carpark entrance and pedestrian access off the same lane. I would suggest council put the same restrictions of pedestrian access onto Commerce Lane that they have currently have in place for the 4 commercial kitchens i.e access only between **7am-7pm** (unless of course in case of emergency) . This egress will inevitably become a shortcut for residents and visitors creating further noise issues especially at night. With a constant Nor Easterly blowing, noise travels directly up the hill.

Increased traffic around the vicinity is problematic. Parking is scarce. Commerce Lane was never designed to take volumes of traffic, only the occasional small delivery vehicle. My driveway is directly on Commerce lane, safety and added noise issues associated with a higher volume of traffic will directly affect me. Children constantly use the laneway as a shortcut to the park and school and as there is no footpath, walk in the middle of the lane.

Parking in the lane should be prohibited at all times.

Further, the balcony's directly facing the Laneway have no privacy screen to the south, only the East. Being the outside space for the rooms to the south, this will create privacy, noise and odour issues for my property and 26 Nolan.

I would ask that you carefully consider the amended application to include the above points raised.

Thank you.

Louise Shanahan
28 Nolan Place