
From: Lisa Sullivan
Sent: 29/05/2022 8:58:14 PM
To: Council Northernbeaches Mailbox
Subject: Objection to development DA2022/0682

To whom it may concern,

RE: Objection to the development application DA2022/0682 Lot 1 & 2 DP11320 291 and 293 Condamine street Manly Vale NSW 2093

I am the owner and resident of 15 Highview Ave Manly Vale NSW 2093. The only vehicle access to my property is via Sommerville Place. I wish to make known several objections to the planned development as referenced above.

- Concerns around the damage to my home due to the excavation and development of the site, including but not limited to, the internal walls and ceilings of my home which has recently been renovated at great expense, new ceilings, new cornice and professionally painted throughout. I am concerned the development and excavation will cause cracks and damage to appear. I'm also concerned cracks will appear in my cement driveway.
- I am further concerned any works will cause damage to the brand new rendering and painting of the building behind me, as this will yet again cause another couple of years inconvenience to me whilst it is fixed.
- I am concerned if there is any damage to my home that before the developers 'make good' obligation kicks in they will simply go bankrupt and I will be left with the expense of fixing my home.
- I request to be assured that the developer in question is reputable and will adhere to all building standards. Otherwise in a few years' time we will need to put up with having remedial works done to the development, just as the building behind me has recently undergone due to a dodgy developer not waterproofing balconies. This has been about an 18 months process and has meant on many occasions I've had to argue with someone to remove their vehicle or building materials from blocking my driveway.
- I request a notice period in line with the BCA guidelines as to the removal of asbestos. If I need to remove myself and my son from the premises for a period of time to ensure the safe removal of asbestos more than a couple of day's notice (which is often the norm) is required.
- I am concerned for the privacy of the back two bedrooms of my house that will be looked over by the balconies of the new units. I request fixed and permanent privacy screens on the balconies of the new development.
- I am very concerned as to the increased traffic in Sommerville place with more cars coming and going from the new unit blocks. The safest way for me to get out of my driveway is to reverse, therefore I request mirrors and even a sensor traffic light system to be part of the new build so vehicles coming out of the new garage are stopped should I be reversing out.
- The widening of Sommerville Place by the Council needs to accommodate space for a removal and delivery trucks to safely park so vehicles can pass. Residents of Highview Ave with vehicle access via Sommerville Lane are continually inconvenienced by people moving in and out of the unit blocks that back Sommerville Place. I have been verbally abused and physically intimidated, with neighbours having to step in, by removalists and tenants when I have asked them to remove their truck so I can get my car out.

Overall my BIGGEST, very real concern to this development project is the restricted access to my driveway during the build. I am a single parent of a 5 year old child, I have one car. I also work from home. Other than an emergency, I am solely responsible for picking up my son, at 5 years old he cannot be left waiting, I literally can't be late. I am in and out all day, and every day is different depending on my work and his before and after school activity. It is not good enough to suggest I park on Highview Ave during the build as there is rarely any parking on Highview due to all the other residents of the apartments in the surrounding apartments parking on Highview and people who are not locals that park in the street due to its unrestricted timing and close proximity to the b-line. It's also not acceptable to have a 'guarantee' from the developer that they will move any vehicles should I need to get out. It's not possible for a large truck unloading whatever building materials to simply and

quickly move so I can get out and I cannot afford to be delayed when I am leaving home to pick up my son. My concern is that even if a developer may be told they can't use the laneway and that they must use access from Condamine street, that in reality this will not happen. This is EXACTLY what has taken place recently with developer doing the remedial work at the building next door. Ultimately I am sure the developer will be unconcerned and completely ignore any warnings or fines from the council and continue restrict the residents access to Sommerville Lane because it is convenient to them.

Thank you for your consideration of the above.

I am available on the below contact details.

Kind regards

Lisa



LISA SULLIVAN
DIRECTOR | ONE MANAGEMENT



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