
Sent: 20/04/2021 6:51:18 PM
Subject: Online Submission

20/04/2021

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RE: DA2021/0179 - 255 Condamine Street MANLY VALE NSW 2093

I oppose DA2021/0179 for the following reasons:

- 1) It's not believable that the number of people expected to live in the boarding house would only have seven cars between them. This also does not take into account visitors. Our experience with parking shortages in this stretch of condamine st. shows that adjacent business car parks tend to be used, restricting parking during business hours to legitimate customers. The small streets around the area, and Condamine St itself, also do not support additional parking.
- 2) There are minimal facilities for residents, with the expectation of travel either towards Mosman, Manly or Brookvale. This area is isolated from amenities that would provide a welcoming experience to tenants. There are very few destinations of value within reasonable walking distance, and the lack of dedicated bicycle lanes would increase danger to residents and visitors if bicycle traffic were to increase.
- 3) The proposed development will overlook neighboring properties, potentially diminishing the privacy for existing residents.
- 4) I believe there would be impacts to the water course, which would flow under the building, and wildlife that depend upon it. We are lucky to have the amount of bushland and natural water flow that we do in this area. This is in contrast to many areas of Sydney where development has sidelined the natural environment to the detriment of residents' quality of life.

I do not regard this development as appropriate for this area, which is already crying out for a sense of purpose and community as more families move into the area.