
Sent: 25/08/2020 7:30:40 PM
Subject: DA2020/0824 (321-331 Condamine Street, Manly Vale)

To whom it may concern,

We have the following concerns around the DA2020/0824 (321-331 Condamine Street, Manly Vale). This is a joint submission from residents of Sunshine Street.

Height

- The height of the development exceeds the height restrictions for the site.
- The additional height of the building is inconsistent with the existing streetscape - the adjacent buildings are much shorter.
- Any development exceeding the current height restrictions will set a precedent for buildings along the street.
- The additional height of the development will overlook the houses and their backyards along the north side of the street.

Loss of Privacy

- The development will result in an unacceptable loss of privacy for the residents along the north side of the street.
- Currently, Somerville is a rear lane with most housing facing Condamine St. Per the plans below residents will have balconies and windows overlooking the backyards of properties along the north side of the street.



- Balconies and windows overlooking our properties will result in loss of privacy and noise impacts.
- When assessing this DA it should be noted that this development (as opposed to others along the street) will have balconies and windows overlooking the backyards of properties along the north side of the street.
- Propose that no window or balconies be approved which overlook the backyards of properties along the north side of the street.

Parking

- The parking on Sunshine Street is significantly congested particularly during the hours of operation of the development.
- Although the DA is compliant to the parking standards required on a per unit basis, we have concerns about the impact on the street:
 - The clearway along Condamine Street means that parkers need to move their cars during it.

- In order to enter the car park of the development, you need to continue north along Condamine
- Due to pressure on current street parking we request that the developer look to include additional

Congestion and Safety - Somerville Place

- Congestion along Somerville Place is currently an issue and this laneway was not built to cope with
- The current intersection of Sunshine & Somerville presents an unacceptable risk to pedestrians, p
 - Cars not stopping at the stop sign at Sunshine street
 - Cars speeding down Somerville Place, a narrow laneway
 - Walking east along Sunshine Street it is not clear to pedestrians that this is a road intersecting



- It's not clear to vehicles moving along Somerville whether it's a footpath or road.
- Cars on Sunshine Street can not see children approaching from the west due to the height of the front fence



- Given Sunshine Street is a major thoroughfare to Manly Vale Public School and therefore many children
 - Additional traffic volume
 - Reduced line of sight for vehicles on the east side of the intersection (while driving along Sunshine Street)
- In the DA the traffic study characterises vehicles turning right onto Sunshine Street from Somerville Place

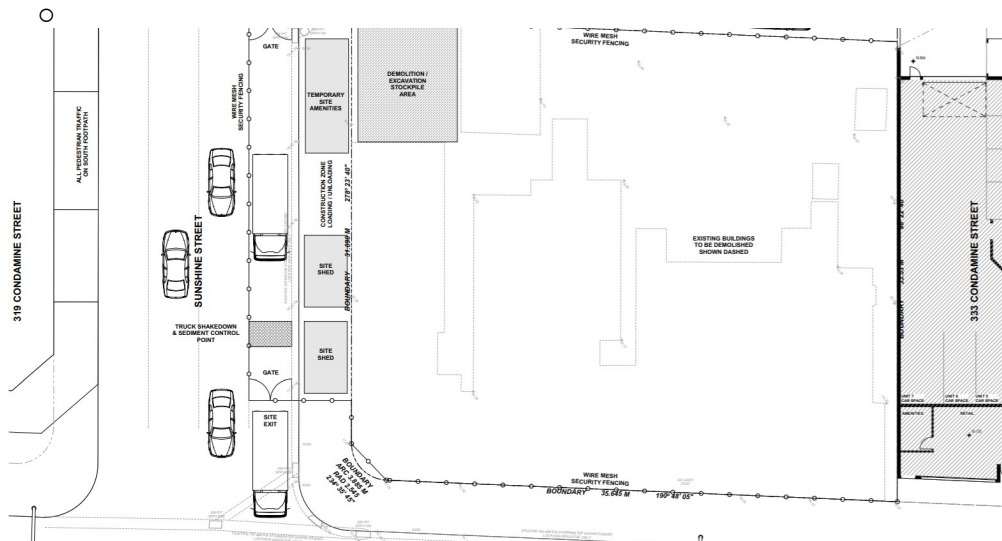
Mechanical Noise

- New development along Condamine Street has resulted in plant and equipment (due to air conditioning)
- We request that the council review the source of the noise. There is the potential to make this noise
- Given the risk of loss of amenity to our properties we request that this detailed study of mechanical noise
- In the new amended acoustic report it is noted that the background noise level from the development

- It's unclear on the plans where the Car Park exhaust fan is to be located. Propose that prior to approval
- To be considered:
 - Car Park Exhaust Fan required to have CO sensors installed to only run when air levels rise
 - Maximise natural ventilation in the car park to minimise the use of exhaust fans
 - Acoustic barriers to push the air conditioning noise towards Condamine Street where there are courtyards
 - Exhaust and air conditioners to be placed in the courtyards proposed within the development
 - Air conditioners not concentrated in the one location of the building
 - Less intensive development to reduce to reduce mechanical noise

Construction Impacts

- During the development of the building we have concerns around where tradespeople will park. Will the use of the Sunshine Street footpath as part of the construction (see diagram from the DA below) result in:
- The use of the Sunshine Street footpath as part of the construction (see diagram from the DA below)
 - Loss of street parking during construction
 - Loss of business for shops along Condamine between Sunshine and King Streets through road closure
 - Blockage of the footpath will result in pedestrians crossing the road twice to access Condamine Street



Community Amenity

- Commercial spaces on the ground floor should be zoned for retail shops and restaurants. There should be a mix of uses.
- Use of the rear laneway or Sunshine St for Cafe and restaurants where there is less noise impact

Finally, we request council review the quality of the proposed building layout. In an effort to maximise the number of apartments on the site, many spaces within the building lack access to windows. The quality of the development could be improved by less intensive development.

Regards,

D Leonard & L Kelly
 8 Sunshine Street
 Manly Vale

K Deves & D Morgan
 10 Sunshine Street
 Manly Vale

C Barlow
12 Sunshine Street
Manly Vale

S & T Langley
5 Sunshine Street
Manly Vale

G & S Quinn
18 Sunshine Street
Manly Vale