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Subject: Online Submission

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

General

The site is a creek. For the same reason that the likes of Manly Golf club are not developed, I believe it is the main waterway for the area. While I understand that building techniques and material may reduce the risk of building above a waterway, I take it that you have also considered the one in a hundred year flood. As evidenced by the Lockyer Valley a while back and the mid north coast recently, these are eventuating. Apologies if I missed how you have planned for this in the documentation.

Parking

The requirement for 20 car spaces but only providing 7 seems a significant shortfall and the mitigation seems optimistic. Perhaps they cannot be retrofitted, but a review of the actual requirement may be done post occupation albeit that this may be too late.

It may be worth considering if there is any parking consolidation that can be achieved by working with the development on the corner of Condamine Street and Kenneth Road. In general, some sort of shared parking between developments in the area should be considered.

I cannot remember if there are any parking spaces south of the driveway entry point on Condamine Street. If there are, a suggestion would be to remove these car spaces as it is a fairly blind corner to be coming out of a driveway with the entry point being into the bus lane. The remaining car spaces should have capacity for the local businesses south Kenneth Road.

Acoustics

It seems a shame that the road noise exceeds recommended guidelines by so much that 'above standard glazing is required'. With occupants having to choose between closed windows and quiet or fresh air and noise, perhaps NBC can work with RMS to improve the road surface to reduce some of the noise. It is also pertinent that as vehicles leave the Condamine Street/ Burnt Bridge Deviation traffic lights northbound, they are in acceleration mode and noise and are potentially in deceleration mode and noise as they come up to the Condamine Street/ Kenneth Road lights - both of which will be stop/ start noise.