
Sent: 9/08/2021 12:42:07 PM
Subject: Online Submission

09/08/2021

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RE: REV2021/0014 - 323 - 325 Condamine Street MANLY VALE NSW 2093

In regards to the above application and reading the supplied documentation. I still have concerns with the following: the number of allocated car space for residential use in this complex, even though it "fulfils" minimum requirements for compliance, is insufficient for this area. I am sure census information would support that on average, most households in this area have 2 motor vehicles. Where are the 2nd vehicles meant to park? On the street, which will put severe stress on the current street parking in this area and take away access for the current residents.

The Traffic Engineering Referral Response does not support this revised application.

"Summary: Given the concerns relating to inadequate loading facilities, lack of detail regarding parking bay and driveway accessibility and driveway grades the plans are not recommended for approval in their current form. Further revision of the plans and additional information addressing the concerns outlined above is required prior to further consideration of the DA

The proposal is therefore unsupported. "

The Engineer Referral Response does not support this revised application.

"Development Engineers cannot support the application due to insufficient information to address the design of the lane widening, access to the site and stormwater design in accordance with Clause C2 and C4 of Warringah DCP.

The proposal is therefore unsupported."

In addition to this the height of the building still exceeds the current level on the existing developments. Which are 1 x retail with 2 x residential above.

I do not support this revision in it's current form.

Stephanie Dryden