
Sent: 20/04/2021 12:25:05 PM
Subject: Online Submission

20/04/2021

MR Stephen Hancock
ST
MANLY VALE NSW 2093
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RE: DA2021/0179 - 255 Condamine Street MANLY VALE NSW 2093

Submission for development at 255 Condamine Street Manly Vale.
DA 2021/0179

I oppose the above development on the following reasons.

INADEQUATE CAR PARKING

This development only provides seven parking car spots for the proposed 39 residencies, which in a location without adjacent street parking is simply inadequate and will lead to even more local congestion. Once the Beaches Link tunnel is operational, this exact location will become the bottleneck for all north travelling traffic, so any development here must provide adequate off street parking consistent with the proposed number of tenants. It's construction over the creek will make the usual basement car park impossible, so the whole location of this development is brought into question.

There doesn't even appear to be any provision for bicycle parking.

DENSITY TOO HIGH FOR AREA

These units are incredibly small floor plans, leading to an extremely high density for a modest block and not in keeping with the Manly Vale area.