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Subject: Online Submission

17/08/2021

MRS Roslyn Rose
77 wearden RD
FRENCHS FOREST NSW 2086
manlyvale.pharmacy@nunet.com.au

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

Dear Council

My comment is consistent with previous submission

Regarding the proposed development at 321-331 Condamine St Manly Vale. I am generally in support of the development but with some conditions.

COMMENT 1: We note that the proposed development allows for a portion of land at the rear of the block to be given back to council to allow for the laneway to be widened. This is an important part of the submission as this block will be at the exit of the laneway (Somerville place) and the extra width would be required to assist with traffic flow later. Please ensure that this occurs - as it is crucial for pedestrians and vehicles alike. A recent development in the middle of the laneway (333 Condamine ST Manly Vale), was meant to do the same thing in providing land to allow for laneway widening, but whilst it was mentioned in the DA process it did not occur in the final build.

Recommendation 1: Ensuring a portion of the undeveloped land is provided to council for the purpose of widening the rear laneway (Somerville Place)

COMMENT 2: During the construction period, it will commonly occur that Somerville Place ('the laneway' that runs behind the strip of shops that this development backs onto) will be blocked due to construction vehicles or otherwise. The lane blockages, when they occur, will cause significant traffic congestion, and will create issues for customer's access to the existing businesses that back onto this laneway. Currently the laneway is one way from a north to south direction. We request that during the demolition and construction period, vehicles are permitted to travel in either direction along this laneway, so that customers may avoid the inevitable blockages. E.g. our business, Manly Vale Pharmacy, is at 339 Condamine St. If a customer parks in our rear carpark, this customer should be permitted to exit the laneway via the northern end if the lane is blocked due to construction at the south end.

It is not sufficient to just request to the builder that no blockages to the lane occur, as past experience with other developments in the strip highlight that blockages occur frequently at multiple stages of the building process. These blockages have significant impact on customers ability to access the businesses - some customers have mobility issues that require that they park as close to the pharmacy as possible. This development will be larger than any other on the strip to date, hence the impact is sure to be greater.

Recommendation 2: Permitting 2 way traffic flow in Somerville Place whilst the demolition and construction occur

Kind regards
Roslyn Rose
Manly Vale Pharmacy Pharmacist Advice
339 Condamine St Manly Vale 2093
Ph 9948 5184 Fax 9907 6940
www.manlyvalepharmacy.com.au