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Subject: Online Submission

19/04/2021

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

We are concerned about the loss of sunlight, privacy and amenity to our low density zoned residence to the west of the proposed development as well as parking and flood impacts on properties in Pitt Street.

The development at 255 Condamine St consists of two main buildings separated by a courtyard.

We don't have a problem with the front building although as we live at 10 Pitt St behind the proposed development, we are very concerned about the excessive height of the rear building. The NSW Planning Apartment Design Guide recommends a transition to lower density properties. In keeping with the development at 257-259 Condamine Street, we would like to see the top floor of the rear building removed in order to reduce the bulk and scale to the low density properties behind and reduce the invasion of privacy that this large building currently promotes.

Due to the creek passing across the rear of the property, there is limited opportunity to provide deep soil planting to the rear of the proposed development. The planting/screening indicated on the architectural plans is misleading as it does not reflect the actual planting in neighbouring properties. Therefore, to maintain privacy, either the rear setback should be increased, or the rear balconies should have privacy screens in order to maintain the amenity of the properties at the rear and also for the new developments themselves.

We do have concerns about building over the creek and potential blockages but understand that these issues can be properly engineered if well controlled by appropriate DA Conditions of Approval.

We also have concerns about parking. Since the introduction of the B-line (and inadequate B-line car park) Pitt St has become commonly used by commuters for parking. Inadequate parking in the new developments will result in short and long-term parking in Pitt St as it is the nearest street without parking limitations. Pitt St is very narrow and has a dangerous entry/exit to Kenneth Rd. Increased traffic and less passing space on Pitt St has a significant effect on the residents of Pitt St not to mention no parking available on the street for us and our visitors. For a development such as this on a very busy main road with no available on-street parking, we do not believe that the development should be based on the minimum parking requirements. I support the encouragement of better public transport and cycling but the fact is that people need cars in Sydney now and in the foreseeable future due to limited and poorly connected public transport. Even if they have access to the B-line 90% of people will still choose a car to travel around the rest of Sydney for increased convenience.