
Sent: 9/05/2021 10:44:26 AM
Subject: Development Assessment - REV2021/0014
Attachments: REV20210014 Submission.pdf;

Please see attached our submission on REV2021/0014 (321-331 Condamine Street, Manly Vale).

Thanks

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REV2021/0014

Neighbours to the proposed building have good reason to object to the application in the strongest possible terms. The DA (REV20201/0014) continues to fail to comply or respond appropriately and responsibly to critical planning controls, objectives including character of the locality and adjoining neighbours.

Insufficient setbacks along the western boundary which neighbour low density residential

- Per the Apartment Design Guide (ADG) there should be a 9m setback when transitioning from high density to low density residential (6m+ additional 3m). On the western boundary the setback is only 6m.
- The height non-compliant 4th storey balconies are only set back to the west at approx 6-6.5m (distance not labelled on the plans) when as per the above point they should be 9m. Per the ADG, balconies are included in assessing setbacks.

Height non-compliance to the WLEP

Unreasonable privacy impacts to low density neighbours on the Western Boundary

- Non-compliant height results in the building having an additional 4th storey of units which will overlook adjacent houses and backyards. The development appears to be maximising the number of units in the development to maximise profit, resulting in excessive privacy impact for nearby residents.
- The facade of the 4th floor along this boundary has large windows along the entire boundary length. Large windows over such an expansive space from a non-compliant floor imposes on neighbours in an unreasonable way.
- The height non-compliant top floor balconies (liveable areas) are not setback far enough per ADG standards (discussed above). This results in significant privacy impacts through additional overlooking into neighbours properties.
- Significant risk that plants along the western boundary are not maintained or don't mature and the privacy impacts become worse for neighbours over time. Residents would likely prefer a view over the neighbourhood than plants, so are unlikely to maintain over time.
- The screening trees along the west boundary included in the designs to not reach the height for the non-compliant 4th floor, nor do the planter boxes on this top floor reach a height on the plans to alleviate overlooking.

Excessive scale and bulk

- The building is significantly larger than buildings adjacent and will change the character of the area.

Southern Boundary:

The development will sit adjacent to 319 Condamine St (undeveloped 2 storey) and 307-317 Condamine Street which uses step design to retain height compliance despite being '4' storeys. This proposal results in this building imposing along Sunshine Street and Condamine street.

View from Condamine st on right shoes how this 4 storey building will impose on 319 Condamine:



The development further to the south (307-317) uses a compliant design, which steps the height over the incline so its not imposing from Condamine Street and remains 3 storeys as the building inclines. REV2021/0014 is 4 storeys at the front to the back so will be over-scaled to buildings on the southern boundary which is a maximum height of 3 storeys (images below):



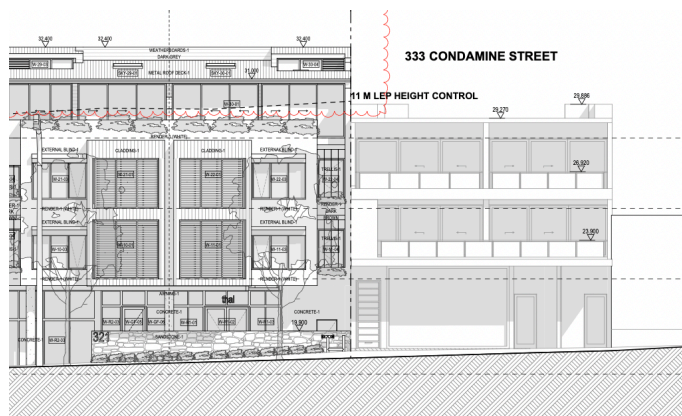
307-319 Condamine Street



View from Sunshine St (3 storey max neighbours)

Northern Boundary:

The non-compliant 4th floor imposes over the building to the north (333 Condamine Street):



Western Boundary

2 Sunshine street (and houses further West) are all a maximum 2 storey low density residential. A non-compliant 4 storey building will excessively impose upon the houses along Sunshine Street.

- Developments in the adjacent blocks between Kenneth Road and King Street are largely compliant to the current WLEP. This building will sit on a relatively flat gradient (vs the sites in the area). Buildings further south between Sunshine Street and Dan Murphys/KFC have much steeper gradients which have allowed them to use a 'stepped' design to add compliant 4th storeys.

Local character

- The excessive bulk and scale is inconsistent with adjacent buildings. We would argue that the large height and scale of the building makes the development inconsistent with 'shop top' housing as evidenced through the images above which reference scale. There is a risk the this large development changes the suburban character of this section on Condamine Street and transitions it to something more like Parramatta Road.
- This development is more consistent with recent developments within the commercial end of Manly Vale near Freedom Furniture. It is clearly not within the character of the locality to move these bulky designs further north of Kenneth Road when considering the existing context.

Parking

- Additional units resulting from a non-compliance to the WLEP development will inevitably result in the ability of neighbours to park adjacent to their house and have visitors park close by. Parking is and will increasingly become a significant issue in the area due to:
 - Commencement of B-line bus attracting commuters parking on residential streets
 - Clearway operation on Condamine Street in the afternoon peak
 - Overspill from existing developments along Condamine Street
- We would request the council do a parking study in the whole suburb to assess the communities ability to absorb much more development.

In addition, we disagree with the justification comments and conclusion reached in the Clause 4.6 Application. In our opinion, the document does not provide appropriate justification for the breach in the maximum height control and is not able to be supported by a consent authority. The document also fails to mount any credible argument that proposed building will not result in any privacy impacts to residents, despite asserting that this is the case.

This development exceeds the height controls for the area and this has a significant negative impact to neighbours and the community with:

- Unreasonable privacy impacts to neighbours
- Insufficient setbacks when adjoining low density
- Additional parking issues in area that lacks sufficient street parking
- Changing the character of the Northern end of Manly Vale

We're not opposed to sensible, sympathetic, and compliant development of the subject site; however, we reject the subject application for the reasons stated throughout this submission. It is our assessment that any future development proposal must:

1. Be designed to respect the site, locality, environment, and neighbours
2. Comply with the WLEP maximum height control.
3. Better consider the privacy impacts on neighbours
4. Comply with the Apartment Design Guide recommendation on setbacks when facing low density
6. Provide significant on-site parking including visitor parking. We not accept that normal provisions are appropriate for this site.
7. Consider the inclusion of more 3 bedroom apartments which would enable more families to live within the development