
Sent: 29/08/2020 7:42:05 AM
Subject: Online Submission

29/08/2020

MR Bret and Mary Gambrill
3 / 307 - 317 Condamine ST
Manly Vale NSW 2093
Mvcandosteo@gmail.com

RE: DA2020/0824 - 323 - 325 Condamine Street MANLY VALE NSW 2093

Application No: DA2020/0824
Address: 323-325, 237-329 &331 Condamine Street, Manly Vale

Daniel Milliken
Principal Planner
Northern Beaches Council

Dear Sir,

We wish to object to the above Development Application.

The Application exceeds Council guidelines for bulk and scale. It will decrease the amenity of it's neighbours in Sunshine Street by obstructing their sunlight and being overlooked by three storeys of balconies, seriously impacting their privacy.

PARKING. 38 car spaces for 33 residential units, 7 visitor and 23 retail spaces is inadequate and the overflow will obviously impact the surrounding area. Curbside parking in Manly Vale is already inadequate for the businesses and residents that reside on and near Condamine Street, Manly Vale.

Competition for curbside parking is constant. Even before Manly Vale became a B-Line bus stop commuters park in surrounding streets all day. Pre Covid the B-line carpark was full before 8am and being the last B-line stop on the Northern Beaches is in big demand. Side streets, Highview Avenue for example, is a narrow residential street where commuters park on both sides of the street for over eight hours every week day. It has effectively become a single lane street.

Customers leaving Dan Murphy's and the other commercial and residential premises on Condamine Street that wish to head south or east turn left into Sunshine Street, left into Highview Avenue and left into Kenneth Road to access the traffic lights and turn right or continue straight ahead. This is the route the residents and visitors of this development will use also. Significantly worsening this issue.

All parking, including the ground level loading zone and access ramp to the underground parking is via the narrow back lane, Somerville Place. Also the increase in density must impact on traffic movements and potentially pedestrian safety particularly associated with Somerville Place.

Please take into consideration these issues and insist that this DA complies with Council guidelines as a minimum.

Yours faithfully,

Bret & Mary Gambrill
Suite 3/307-317 Condamine St,
Manly Vale