
Sent: 20/04/2021 9:40:46 PM
Subject: Online Submission

20/04/2021

MR David Hunt
47 Gordon ST
Manly Vale NSW 2093
dhp@optusnet.com.au

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

Car and Pedestrian Traffic:

The area around Condamine Street and Burnt Bridge Creek Deviation, including the surrounding area at Balgowlah Road and Condamine Street (near Bunnings) is an extremely busy area with both car and pedestrian traffic.

In terms of car traffic, there have been many accidents at the corner of Condamine Streets and Burnt Bridge Creek Deviation, the most recent involving a van that rolled over on its side on 5 April. Cars heading South along Condamine Street in Manly Vale do appear to speed up, knowing that they are about to enter an 80km/hour zone on the deviation.

In terms of pedestrian traffic, with the success of the B-line there are more pedestrians on Condamine Street now, accessing the bus service, walking not only from Manly Vale, but also from Balgowlah. The footpaths around the development are narrow and exposed and do not protect pedestrians from danger. The addition of another 100 plus people in this development, without improved pedestrian infrastructure will only heighten the inherent pedestrian risk of the area.

Parking:

We have concerns about the limited parking proposed - it appears that there are only 6 or 7 car spaces proposed. Over time, with the rapid development of Condamine Street, most apartment complexes have been built with only one car space per apartment. Many of these apartments on Condamine Street are 2 or 3 bedroom and therefore occupiers have more than one car per apartment, especially if the apartment is leased. As a result, the additional car/s is parked in surrounding streets. Couple this with the success of the B-line, where many people drive to Manly Vale and park before catching the B-line to the city and you have over-congested streets in the area in terms of car parking. This can be verified with B-line car park data which shows (prior to the covid pandemic) that the B-line car park was well and truly full before the end of peak-hour. Inadequate parking in all new developments will result in short- and long-term congestion from parking in surrounding neighbourhood streets.

Environmental Impact and Development Not in Character with Area:

The proposed development is not only adjacent to Burnt Bridge Creek but is also covering the creek and creek bed. Burnt Bridge Creek is of environmental and ecological significance and feeds into Manly Lagoon. As council knows, the protection and enhancement of the native riparian vegetation in this area is crucial for the movement of wildlife. The development will involve the building of retaining walls and the drilling of 13 piles into the Burnt Bridge Creek environment - 6 piles in the creek bank and 7 piles on the floodplain. The proposed development does nothing to retain, nor enhance, the natural significance of the Burnt Bridge Creek at this point, in fact the development consumes the environment with reference to the concept drawings. It is hard to see how access to the creek bed and landscaped riparian area will create a unique communal open space recreation opportunity as suggested by the

Statement of Environmental Effects.

In addition, the development, being at a site of natural, environmental and ecological significance, is not consistent with the overall character of other significant natural habitats in Manly Vale, such as Manly Dam and Manly Vale Mermaid Pool. This site is so uniquely significant and cannot be compared to sites of other developments along this corridor.