
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/05/2022 11:27:58 AM
To: DA Submission Mailbox
Subject: Online Submission

16/05/2022

MISS Amber Greenhalgh
10 / 299 Condamine Street ST
MANLY VALE NSW 2093

RE: DA2022/0682 - 293 Condamine Street MANLY VALE NSW 2093

Hi there,

DA2022/0682

Objection to the streetscape and the set back and height of the proposed building, considering this is one of the last blocks to be developed and all other blocks have been recently developed the proposed building should align regardless of their topography on the subject site, the height of the building should be consistent with the streetscape, the forth floor sits higher than the surrounding building and creates a high wall face to the southern façade and further impacts solar amenity to the southern neighbours and their balconies that faces out to a solid blank wall. Gaining a fourth floor should not be granted just because the surrounding buildings have a fourth floor, consistency in the façade line and street scape is important to street character and a reduced building height and alignment should be explored.

The public access laneway has suffered from the scaffolding and façade works to 289 Condamine, it would be good to see an upgrade to this space and re-establishment of planting after construction.

Construction traffic coming into Sommerville Place will affect the neighbour to the north who utilise this laneway for vehicles, this laneway is narrow and typically only allows 1 vehicle not 2 vehicles passing. Having medium rigid vehicles reversing into this laneway is unsafe for pedestrians and other vehicles using this laneway. Having traffic control throughout construction will make it safer however they need to follow the truck and make sure it is safe for people and vehicles exiting the buildings along Sommerville Place, this is not demonstrated in the Traffic Control Plans, factoring the residents along Sommerville Place it will also result in major delays for the neighbours trying to exit their buildings.

Please take this into consideration in your response to the development application on the subject site.

Thank you

Amber Greenhalgh