
From: Sandra Bonello
Sent: 29/05/2022 11:26:09 PM
To: Council Northernbeaches Mailbox
Subject: Considerations for the development application DA2022/0682
Attachments: Council Submission DA20220682.docx;

Please find attached considerations for the development application **DA2022/0682**

Kind regards

Alexandra Bonello

Sent from [Mail](#) for Windows

29 May 2022

To whom it may concern,

**RE: Considerations for the development application DA2022/0682 Lot 1 & 2 DP11320
291 and 293 Condamine Street Manly Vale NSW 2093**

I have received a notification letter for **DA2022/0682**. I understand that I have been provided a 21-day time frame to submit my submission to the development however I request an additional 21 days to submit my submission. The additional time will provide me the opportunity to sufficiently review the documentation and draft a suitable submission letter that outlines my concerns.

If you can please confirm whether this extension of time is acceptable via email that would be greatly appreciated.

I am the owner and resident of 19 Highview Ave Manly Vale NSW 2093 and Landlord of 19A Highview Ave, Manly Vale NSW 2093. The only vehicle access to my property is via Sommerville Place.

I wish to make known several issues of concern to the planned development for Council's consideration.

1. Privacy

The proposed development results in a substantial impact on the privacy of my Granny flat, rear yard and swim-spa area.

- Balconies look directly into bathroom and bedroom of 19A Highview Ave, Manly Vale NSW 2093
- Balconies overlook my rear yard and swim-spa area.

I request fixed and permanent privacy screens on the balconies of the new development to minimise privacy and acoustic impacts.

2. Height of Building

Proposed height is 12.6m which exceeds the permitted height of 11m by 13%. The variation exceeds the 10% allowance. It exceeds the 3-storey limit.

- Over the past few years, developments on Condamine Street to the north and south of this development have been permitted to exceed the 3-storey limit, which has resulted in a significant reduction in district views from the living and service areas of my property. The above-mentioned development will result in total loss of both water and district views from both a sitting and standing position from the rear of my property.

I request consideration to the building height to provide equitable sharing of views.

3. Traffic Management and Parking

I am extremely concerned about vehicular access occurring from the existing access point in Sommerville Place. This is an increase of 7 vehicles plying through Sommerville Place.

- The most effective way for me to exit my driveway is to reverse.

I request mirrors opposite my driveway to give myself and cars in Sommerville Place clear sight of entering traffic.

- The building set back on Sommerville Place needs to accommodate space for furniture removal and delivery trucks to safely park, so resident vehicles can pass. Residents of Highview Ave with vehicle access via Sommerville Place are continually inconvenienced by people moving in and out of the unit blocks that back Sommerville Place and are regularly ignored or abused when making requests for trucks to move. This is of exceptional concern during demolition and the new build. It is not adequate to expect residents to find parking on Highview Ave as this has been made virtually impossible due to B-Line commuters and residents from existing units on Condamine Street. As a single parent of two dependents, I often worry about being trapped in Sommerville Place and unable to access my children as this has occurred in the past.

I request a that set back not only accommodate truck parking for future convenience, but a guarantee that all vehicles associated with the named development access this development from Condamine Street and if in breach, the developer is penalised (such as a fine).

4. Reputable Developer

I request to be assured that the developer in question is reputable and will adhere to **all** building standards and requirements.

- The building to the south of this development has been undergoing remedial work for the past 18 months which has caused acoustic impacts, dust and inconvenience to its residents and surrounding residents, especially those in Sommerville Place.
- I am additionally concerned that any works will cause damage to the brand-new rendering and painting of the building to the south that has just been fixed, as this will yet again cause further inconvenience to residents.
- I request assurance that if there is any damage to my home resulting from any aspect of this development, that the developers are held accountable.
- I request a notice period in line with the BCA guidelines as to the removal of asbestos and adequate time if I need to vacate my property. I expect that proper decontamination will occur and there will be no future contamination of the area.

Thank you for your consideration of the above concerns.

I am available on the below contact details should you need to contact me.

Kind regards

Alexandra Bonello

Owner, 19 & 19A Highview Ave Manly Vale NSW 2093

