
Sent: 26/07/2019 10:36:25 AM
Subject: Online Submission

26/07/2019

MR Bruce and Jennifer Bourke
04 / - 7 College ST
Manly NSW 2095
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RE: DA2019/0683 - 35 Reddall Street MANLY NSW 2095

Dear Assessor,

We are most concerned about the density and impact on our views for the proposed development at College, Reddall and Bower streets Manly (DA2019/0683).

We believe the height of the Reddall facing portion of the building will cut out the headland views we currently enjoy. At two storeys from road height and very close to the footpath, the development will be imposing and certainly not in keeping with the streetscape and local ambiance.

We are also very concerned about the population density in the area and car parking in particular, which is already at capacity on many days of the year. This development will make it significantly more difficult for visitors including our own children and grandchildren to come and visit as the surrounding streets are also overloaded with parked cars from the many buildings in Manly's Eastern hill that do not currently provide parking.

Given this proposed development is more than 50% higher in density than the normal council allowances, we believe there should be consideration for reducing this density considerably, reducing the height of the building along Reddall Street and even to include more guest car parking within the proposed site.

From our observations of the plans submitted, the decks that purportedly allow some retention of our current views, could have screens, foliage, shade structures or umbrellas added, which would materially reduce that view. We would ask that consideration be given to those decks if retained as part of the unit development would never be allowed to have structures or foliage added that impeded our quiet enjoyment of the proposed panorama.

We are also concerned that additional traffic noise from the 53 cars and their guests of this development when cresting the steep hill from their entry into College Street will be problematic for us.

We sincerely hope you will consider the height and the density of this development in your determinations. As we believe both are counter to the ambiance of the area and not in keeping with existing planning guidelines.

Many thanks - Bruce and Jennifer Bourke