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**Sent:** 1/08/2019 2:39:10 PM  
**Subject:** Online Submission

01/08/2019

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**RE: DA2019/0683 - 35 Reddall Street MANLY NSW 2095**

1. Stormwater issues: The report states: The site location and regional topography indicates that excess surface water flows have the potential to enter the Tasman Sea. This water body could be a potential receptor.

The report suggests only 33% of the requested sampling of hazardous building materials was undertaken to determine potential contaminants on the existing site, and no data has been obtain from 29 Reddall Street or from beneath the existing buildings on the site.

The stormwater system is already under immense pressure due to the steep slope of the land from Reddall St to Fairy Bower. The drain runs, directly under my property to the Fairy Bower promenade with an inlet at the top of my property. I can attest to the fact that the stormwater already overflows due to heavy rain. The pressure from the water in the drain has on occasions been so intense as to burst through the cement cap at the Bower water's edge. The stormwater that fails to enter the inlet of the drain at the top of my property already forms a natural watercourse down Bower Lane to what is identified by the developer in the DA as "the Tasman Sea". This has been an ongoing problem.

The proposal to excavate an immense area of soakable land on an approximate 30 degree slope and replace it primarily with hard surfaces is potentially disastrous. This is not just the Tasman Sea but actually the Aquatic Marine Sanctuary of Cabbage Tree Bay. Increased potentially polluted stormwater during both construction and on completion of the project is not only potentially disastrous to the teaming aquatic life, but also to the health of the 100's of people who swim daily.

2. Sewerage issues: Perennially the sewerage leaks along the Fairy Bower boardwalk and residences have complained of sewerage leaks on residential properties in the area. I question the pressure of an additional 70 odd residents on top of the current 20 odd on an antiquated sewerage system that was not initially built for high density housing.

3. Landscape: There will be an irreplaceable loss of luscious greenery, palms and other trees that provide a natural habitat for the protected long nose bandicoots and the many birds that inhabit the luscious gardens.

4. Parking and traffic flow: This is already a massive issue as the two roads accessing the properties, ie Bower and Reddall are split roads with no possibility for overtaking. Construction with large trucks coming and going will be impossible to negotiate and with 90-100 odd residents accessing the area on completion plus their guests on weekends the traffic gridlock and parking issues will be unfathomable.

5. The Catholic Church was granted this land on the perimeter of an aquatic bay in 1855. It was bequeathed with all its natural flora and fauna for the good of the community. The many objections to this oversized development so foreign to this precious environment are profound. The fact they emanate from not only immediate residents but those further afield, coupled with the fact that this DA breaches so many of the DCP and LEP conditions, attest to the fact that this project should be unequivocally rejected.