
Sent: 2/08/2019 8:11:15 PM
Subject: Online Submission

02/08/2019

MR Rainer Bauer
10 / 22 - 26 Cliff ST
Manly NSW 2095
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RE: DA2019/0683 - 35 Reddall Street MANLY NSW 2095

Dear Sir,

I object to DA2019/0683 - Bower St Manly as it is a massive overdevelopment of the site. It does not fit with the surrounding buildings, and it will create major traffic and environmental problems. In particular

1. Density. The FSR of the development should be 0.6:1 which would permit 13 dwellings on the site. The proposed FSR is a whopping 0.987:1 - meaning the building fills essentially the entire site, converting to 23 dwellings. Council regulations, such as FSR, exist to ensure that our suburbs are pleasant green places for us all to live, rather than soul-less concrete jungles. So far this part of Manly has kept its spacious, family feel, while still accomodating reasonable numbers of people. The seaside atmosphere is what residents cherish about Manly - otherwise we would all live in Chatswood. The statement by planners City Plan that other people have got away with overdevelopment so they can as well, is an insult to the council and our community.
2. Traffic. There are already traffic tail backs accessing Darley Rd from Addison Rd and Cliff St on week days, and traffic snarls, especially along Bower St, over the weekend. This development will make everything worse.
3. Stormwater. Our ageing stormwater system is already inadequate, and already puts at risk the precious environment of Cabbage Tree Bay Marine Park. The proposed huge increase in built-on area, will make the situation even worse.
4. Other non-compliances include height, setbacks and wall heights. I note 46 of 56 existing trees will be cut down.
5. Community opinion. Dozens of people have spoken to me about this. The number of submissions on this website show how wrong this development feels to our community. Too big, too bulky, too taxing on our infrastructure and natural environment.

Please uphold our planning controls.

thanks
Rainer Bauer