
Sent: 5/08/2019 7:49:32 PM

Subject: DA2019/0683 Demolition works and construction of a residential development providing a total of 23 dwellings and 53 parking spaces 95 Bower Street and 29, 31 & 35 Reddall Street, Manly NSW
=====

Manly, 31.07.2019

Northern Beaches Council

E: council@northernbeaches.nsw.gov.au

Fax: 612 9971 4522

C.c./ Ms. Allana Afshar – Squillace Architects E: allana@squillace.com.au

Re: DA2019/0683
Demolition works and construction of a residential development providing a total of 23 dwellings and 53 parking spaces
95 Bower Street and 29, 31 & 35 Reddall Street, Manly NSW
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To Whom It May Concern:

The DA2019/0683 to build 4 new 3-storey townhouses plus 2 residential flat buildings – totalling 23 new units - substantially exceeds the limits established by the Manly Development Control Plan of 2013 on residential density (23 versus 12.59 units for the development site) and height limits (80 cm over the height for the townhouses).

The planned 53 parking spaces will cause a massive addition to the traffic on Bower Street, Lower College Street and the U-turn area on Reddall Street.

The large number of additional vehicles, plus those of guests to the new units, will likely mean severe traffic jams as well as a continuous stream of traffic in what are now relatively narrow and quiet streets and main access routes for pedestrians - including many tourists - going to the Cabbage Tree Bay reserve.

Altogether, the planned proposal will transform the iconic Bower/Reddall street corner into a high density hub. The Council has an obligation to respect the density rate of this area as it is located next to a marine park and North Head National Park.

We strongly object to the proposal in its present form.

Yours sincerely,

Lene Skaug
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