
Sent: 29/07/2019 7:31:11 PM

Subject: DA2019/0683 - 95 Bower Street and 29, 3 & 35 Reddall Street MANLY

Attention: Development Assessment

As a resident of College Court, I have been aware of the proposed development and appreciate the consultation that the architects (Squillace Architects) have shown to us but on inspection of the DA on the website there are several concerns that warrant mention.

- The major one to me is the **DENSITY** of the proposed project. On the proposed site there exists four residential dwellings but the proposal is to build 4 townhouses and 19 apartments with car parking facilities for 53 car spaces. Surely this is an overdevelopment as I understand the density control under the Manly DCP is 1 dwelling per 250sqm of site area. Most of the properties facing Reddall Street now have a front setback of more than 6m which is in keeping with the neighbourhood but the wall proposed on Reddall Street streetscape appears to be only 3m.
- The density will change so many aspects of the environment but in particular the **TRAFFIC AND CONGESTION** will increase and that is already a problem within the Manly Bower Precinct. We cannot deny the popularity of this destination, all days and in all seasons, and the problem will only be exacerbated to the detriment of residents and visitors with further vehicle transport.
- When College Court, College Green and the Montpelier Estate were built, **PUBLIC OPEN SPACE** was a consideration and areas were left for the public to enjoy the natural surroundings. Unfortunately, this proposal seems to ignore that consideration and the proposal is for a maximum number of apartments and the removal of a heritage listed palm tree.
- We are told that the nearby residents will not have their **OCEAN VIEWS** blocked as a result of the project. We will **all** lose some of the ocean views that we so happily enjoy and one of the reasons we purchased our properties.

There will be major disruption during the building process for many months (ie traffic, equipment and machinery, workmen, noise, dust) however I do not object to the development of the site provided it is done within the regulations and consideration is taken of the residents' concerns.

Thank you for considering my submission.

Regards
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