
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 14/04/2023 9:57:11 PM
To: DA Submission Mailbox
Subject: Online Submission

14/04/2023

MS Lisa Meadows
113 - 113 Bower Street ST
Manly NSW 2095

RE: DA2023/0299 - 35 Reddall Street MANLY NSW 2095

14 April 2023
Lisa Meadows
113 Bower Street
Manly NSW 2095

To whom it may concern

RE: Objection to Application Number: DA2023/0299

I am a homeowner and resident of Bower Street Manly. I wish to lodge my strong objection to the development proposed at 29 - 35 Reddall Street, Manly, DA2023/0299.

The development application for five dwellings is non-compliant for a significant number of DCP and LEP requirements and is not in keeping with the local natural landscape. What is of particular concern to me as a long standing resident is as follows:

- Setbacks from boundaries breach the minimum setbacks and detrimentally impact street scape and the natural landscape. (DCP 4.1.4.4) (DCP 4.1.4.1 b) (6.9 LEP)
- Wall heights and number of storeys is excessive and exceeds DCP height controls. (DCP 4.1.2.1) (DCP 4.1.2.2)
- The dwellings block views of the foreshore that now can be enjoyed by residents and the public. (cl 6.9 LEP)
- The design of the proposed five dwellings is dense and lacks open space that the current dwellings enjoy, exceeding DCP control for subdivisions. (DCP 4.4.8.2 (a))

In addition:

- Existing trees and natural vegetation planned for removal to accommodate the 5 x 3 storey dwellings with swimming pools creates limited open garden space. This will remove habitat for the endangered long nose bandicoot and breach DCP and Local Environment Plan, Clause 6.5. (DCP Clause 5.4.2)
- The block is sloping towards Cabbage Bay, the excessive excavation will have considerable sediment/run off and the potential to negatively impact sea life. (6.2(3)(g) LEP)
- Overdevelopment of the existing landscape is not in keeping with the surrounding homes. This overdevelopment will encroach on surrounding homes and impact significantly their privacy.

Yours faithfully
Lisa Meadows