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Subject: Online Submission

29/07/2019

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

I would like to submit an objection to this development application. As a local resident and regular visitor to Cabbage Tree Bay I believe the development has numerous issues.

I also query the costing given for the development, which seems aimed at skipping Council's oversight by claiming a development cost over \$30 million, which I understand puts the development on the Regionally Significant development pathway rather than allowing Council to assess it.

The issues with the development itself are:

1. Increased density of people. This is in contravention of the Northern beaches Council's own Development Control Plan which allows for a density of 1 unit per 250m².
2. Large increase in hard surfaces this close to Cabbage Tree bay is likely to increase discharge of storm and rain water into the bay.
3. Local bandicoot population. There are long nosed bandicoots that regularly forage in the gardens of these houses (I've seen several when walking in the area) and the development's high increase in building density will impact their habitat
4. Parking is already tight in this area. There are already major parking issues on Bower street and in the area.
5. the development fails to meet to many objectives of the Development Control Plan, such as:
 - a. Ensuring the development generally viewed from the street complements the identified streetscape.
 - b. Ensuring the scale of the development is consistent with the existing and desired character of the residential areas.
 - c. Encouraging a responsible development approach resulting in design of architectural merit that interprets and complements site characteristics, streetscape and the surrounding built and natural environment.

Given the above I object to the development application for this site.

Yours sincerely,
Andrew