
Sent: 1/08/2019 11:40:01 AM

Subject: URGENT SUBMISSION FOR OPPOSAL OF APPLICATION DA2019/0683, 95 Bower St and 29,31 and 35 Reddall St, Manly

To whom it may concern,

The proposal to GROSSLY overdevelop the Bower, Reddall and College Sts, Manly site (address above) with 23 DWELLINGS is contrary to surrounding developments in the area and will compound many existing traffic issues (e.g. traffic) and grossly impact the surrounding beauty /functionality of the area.

The idea of constructing two new residential apartment buildings with 19 Units and four three-storey townhouses on the site above with gross overdevelopment of building structures together with its related increase in traffic stormwater drainage problems needs to be scrutinised by our Local Northern Beaches Council.

Swimming Conditions at Cabbage Tree Bay are already jeopardised following heavy rain due to the inefficient Stormwater system in the area and I note recent flooding of the dwelling at 106 Bower Street was a result. We saw first hand the inability of the present drainage system to cope with excessive rains in 2017 and again in June 2018.

I believe it has been proposed by the above over-development proposal to allow their overflow of stormwater to be pooled into the Bower St gully pit.

Council cannot allow this proposal to ADD to the already dire problem..

PARKING : I believe there has been no provision made for Visitor Parking within the proposed development.

Severe traffic issues already exist the length of Bower Street, College St and surrounding streets, particularly during in Summer.

Two cars per dwelling adds another possible minimum of 46 residential cars circulating in the area.

Entry of cars from College Street will create even more difficult traffic congestion, posing danger to pedestrians, especially young families, as College St is already a narrow, yet very popular pathway to the Bower swimming areas/cafe.

Cars passing on College St is already extremely difficult manoeuvre and traffic entering/exiting the proposed carpark will face problems with cars parked on either side of College St during the week. This will become more dangerous.

Of course extra car /traffic noise also impacts the environment of Bower Street and surrounds.

I have been informed that the proposed Floor:Space Ratio is WELL over the standard for development in the area... being 65% in excess which is preposterous.

I note that the standard requirement is for one dwelling per 250sqm which allows 13 dwellings, NOT 23 dwellings as proposed.

I trust Council will scrutinise this.

I note other details in this proposed development do NOT comply with the present planning Rules and Regulations.

These include building/awning height and setbacks on Bower St side, heights of proposed walls and a 'communal BBQ outdoor area on cnr of College and Bower Streets with a plug pool at a dramatically increased height from the existing height levels, which affects surrounding

property privacy and noise levels.

I believe both the general community and visitors to our area will be greatly negatively impacted by this OVERDEVELOPED proposal, together with the many local residents in the area who will be affected.

I sincerely hope our Northern Beaches Council will re-assess and re-consider the many reasons for opposition to this excessive Application in order to protect our beautiful Cabbage Tree Bay Precinct as a matter of urgent concern.

Thankyou for considering these issues,

Chez Bunting
91 Bower St
Manly NSW 2095