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Sent: 14/04/2023 6:46:04 PM
To: DA Submission Mailbox
Subject: Online Submission

14/04/2023

MR Sarah Goodman
ST
Manly NSW 2095

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

Dear Assessing Officer

As a nearby owner / occupier I object to all aspects of this DA and respectfully ask that Council refuse it. Some key reasons for objecting follow.

- 1) Reddall St is a historical precinct with many original 1920s-1930s buildings. It was a most significant period in Manly's heritage character. Reddall St is almost the only precinct remaining in Manly with so many original buildings from 1920s-1930s still intact. The 3 buildings at 29 31+ 35 Reddall form a central part of this irreplaceable historical precinct. All 3 existing buildings should be preserved and no new buildings added to any of the 3 plots.
- 2) The surrounding stormwater system is already inadequate, stormwater drains often fill up and overflow in heavy or prolonged rainfall. This proposal will remove almost all existing green space on these plots which will only exacerbate existing inadequacies in the stormwater system.
- 3) These 3 plots are already dense enough, it would be completely out of keeping with the surrounding neighbourhood to allow creation of 5 plots from these 3 plots.
- 4) Heights, setbacks, ratios and so on - the DA exceeds many planning rules.