
Sent: 2/08/2019 12:58:10 PM

Subject: DA2019/0683 Demolition works and construction of a residential development -
OBJECTION

Attachments: 20190802 Developpment application objection to 95 Bower St.pdf;

Please see attached my objection letter in response to the Development Application: DA2019/0683 Demolition works and construction of a residential development providing a total of 23 swellings and 53 parking spaces 95 Bower Street and 29, 31 & 35 Reddall Street, Manly NSW

Regards
Roger Allen AM

Date: 2nd August 2019

Northern Beaches Council

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C.c. / Ms. Allana Afshar – Squillace Architects E: allana@squillace.com.au

Re:

DA2019/0683

Demolition works and construction of a residential development
providing a total of 23 dwellings and 53 parking spaces
95 Bower Street and 29, 31 & 35 Reddall Street, Manly NSW

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To Whom It May Concern:

The recent development proposal Application Number DA2019/0683 contains plans to demolish 4 properties and build 2 buildings and 3 townhouses making a total of 23 dwellings. Those numbers of dwellings exceed the residential density in this area of 12.

I strongly disagree with the proposal and I seek for Council to respect the density rate of the development site of 1 unit per 250m².

Further, having 53 car spaces will create significant new traffic issues in an area that is already very difficult and is essentially one way down College Street where it is impossible for 2 cars to pass already and adding an excessive number of cars will worsen this problem.

The council has the obligation to respect the density rate of this area, as it is located next to a Marine Park and North Head National Park.

Yours sincerely,



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