
Sent: 29/07/2019 4:57:05 PM
Subject: Online Submission

29/07/2019

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

29/7/2019
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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I oppose the development application in its current form;

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

I disagree with the proposal and I want that Council respect the density rate of the development site of 1 unit per 250m². The required residential density for the site is 12 and not 23 as proposed.

The council has the obligation to respect the density rate of this area

2. The development is located next to a Marine Park and North Head National Park and should not be over developed as increased population, vehicles etc will have a detrimental impact on the local environment

3. The houses, particularly facing Bower St have historical significance and is an example of that early style of construction

4. The development does not comply with Manly Development Control Plan 2013.

5. Required residential density for the site is 12.59 dwellings, whereas 23 are proposed

6. Buildings must not exceed 2 storeys. The proposal comprises four x 3 storey townhouses and two x 3 storey residential buildings. The proposal is in breach.

7. Overall height limit is exceeded by 800mm

8. Max wall height is 10m

9. Rear set back of 6 metres is required, the plans show 3 metres. The front set back is only 1.6 metres. The application is in breach.

10. Innadequate visitor parking, there appears to be nil visitor parking allowed for.

11. Detrimental impact upon the Australian Water Dragon known to frequent this area. These reptiles are protected. This speciies is particularly vulnerable to increased traffic as they are attracted to warm bitumen and become road kill

12. Detrimental impact upon the Long-Nosed Bandicoot known to frequent this arrea. These mammals are considered an endangered species and their habitat needs to be protected. A major known threat to this speces is habitat loss.

13. Increased traffic in residential streets by residents and visitors to the development. There is currently no excess parking available any where in surrounding streets. The proposed development compounds this problem.

14. Noise of demolition and construction vehicles, and accompanying damage to public facilities affects residents rights to ""quiet enjoyment

Yours sincerely,
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