
Sent: 31/07/2019 9:54:46 AM
Subject: Objections to DA2019/0683
Attachments: DevApp35Reddall1 Kerry & Peter Cunningham.pdf;

To Whom it May Concern,

Please see our objections to DA2019/0683

Looking forward to your response

Regards

Kerry Cunningham | Director, Business Integration

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31st July 2019

Northern Beaches Council
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Manly, NSW 1655
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E: council@northernbeaches.nsw.gov.au

Fax: 612 9971 4522

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 swellings 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. The numbers of dwellings exceed the residential density of this area by 11, the approved number being 12 dwellings. I strongly disagree with the proposal and I want the Council to respect the density rate of the development site of 1 unit per 250m².

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.

The applicant has not addressed the Sydney Harbour regional environment plan 2005 in their statement and additionally have not addressed impacts on the aquatic environment of Cabbage Tree Bay Aquatic Reserve, both of these are requested in order to assess the DA.

The proposed development exceeds maximum building height of 8.5m with a 9% breach in areas up to 9.3m (+800mm). I oppose the breach and request the development complies with the approved limit of 8.5m.

It appears from drawings provided the rear set back of 6 m is required, the plans show 3 m. The front set back is only 1.6 m. The application is in breach.

During the building works it is proposed access is via Reddall street, this is split road with only one lane of parking and one lane for driving. The parking will be compromised during the build and is already difficult to manoeuvre vehicles in the street. With heavy weight and long vehicles used for the build it would make more sense to have access via College Street.

Please take into consideration the above concerns and breaches raised with the development of DA2019/0683 plan. I look forward to hearing from you.

Yours sincerely,

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