
Sent: 31/07/2019 1:22:33 PM
Subject: DA2019/0683

Re: DA2019/0683

Demolition works and construction of a residential development providing a total of 23 dwellings and 53 parking spaces at 29,31 & 35 Reddall Street and 96 Bower Street Manly 2095

To whom it may concern

This DA to build 4 new 3 storey town houses and apartments numbering 23 units, substantially exceeds the limits established by the Manly Development Control Plan of 2013 on residential density, and height limit (80cm for the town houses)

The planned 53 parking spaces will cause massive addition to the traffic on Bower St, Lower College St and restricted Uturn area on Reddall.

The large number of additional vehicles, plus those of guests to the new units will surely mean severe traffic jams as well as a continuous stream of traffic in what are now relatively narrow and quiet streets and main access routes for pedestrians-including many tourists-going to Cabbage Tree Bay Marine Reserve.

Altogether the planned proposal will transform the iconic Bower/Reddall Street corner into a high density hub. The Council has an obligation to respect the density rate of this area so close to the Marine Park and North Head National Park.

We strongly object to the proposal in its present form.

Yours sincerely

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Sent from my iPhone