
Sent: 2/08/2019 1:08:10 PM
Subject: Online Submission

02/08/2019

MRS Kristen Bird
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RE: DA2019/0683 - 35 Reddall Street MANLY NSW 2095

2nd August 2019

Kristen & David Bird
2 Montpelier Place
Manly NSW 2095

Northern Beaches Council
PO Box 82
Manly NSW 2095

Re- DA2019/0683 - 95 Bower St, 29, 31 & 35 Reddall St, Manly

Dear Sir or Madam,
I write with regards concerns over the above development proposal affecting the existing adjacent properties and those properties in the immediate area.
The major concerns include, however are not restricted to:

- FSR
- Restriction of view
- Traffic flow & parking

Floor Space Ratio:

The proponent's consultant 'CITY PLAN' are lobbying the Council to breach the 0.6:1 FSR by 65%. They propose a development FSR of almost 1:1. This is outside the 0.6:1 FSR compliant rate of the Northern Beaches Council.

Restriction of View:

I refer to the Manly Development Control Plan 2013 Amendment 11 page 70 4.1.3 which states:

"In particular, Objectives in this plan support the purposes of the LEP in relation to maintaining appropriate visual relationships between new development and the existing character and landscape of an area as follows:

Objective 1: To ensure the scale of development does not obscure important landscape features.

Objective 2: To minimise disruption to views to adjacent and nearby development.

Objective 3: To allow adequate sunlight to penetrate both the private open spaces within the development site and private open spaces and windows to the living spaces of adjacent residential development. See also objectives for privacy at paragraph 3.4.2 of this plan."

The proposed development contradicts all three objectives of the Manly Development Plan 2013, affecting existing dwellings adjacent to the proposed development, specifically 27A Reddall Street, which looks south to the iconic St Patricks College Estate (now ICMS), and those with views looking north along the coastline of the northern beaches from the upper side of Bower Street and Montpelier Place inside the St Patricks College Estate. The objectives of the Manly Development Plan 2013 must be considered and adhered to.

Traffic Flow & Parking:

I refer to the traffic report undertaken by 'VARGA TRAFFIC PLANNING PTY LTD'.

"Conclusion - In summary, the proposed parking facilities satisfy the relevant requirements specified in Council's DCP as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking implications."

The traffic report and parking allocation does not take into account or make reference to, nor even in fact mention, the seasonal fluctuation of traffic flow and street parking, given the area is a major tourist destination and the incumbent the wide variation in weekday and weekend traffic flow and parking, as well the increase in seasonal and holiday vehicle movements and parking.

An independent analysis should be carried out and consideration then given to the weekday traffic flow and parking and the weekend traffic flow and parking, given the abnormal increase in traffic and demand for parking on weekends. To not do so surely amounts to negligence on a planning basis.

Seasonal traffic flow and parking should be an independent stand alone analysis given the massive increase in number of tourist/visitors over the summer period.

An independent analysis of traffic flow and parking during periods of annual special events should also be considered.

Local events, the summer season and school holidays attract a significantly greater number of visitors and tourist. The analysis of traffic flow and parking in the area should include the affects the increase of car movements and parking this development will have at the higher peak periods.

Therefore, the report is substandard, limited and flawed in its approach and should not be considered an accurate indication of the traffic flow and parking impact this development will have across year and the impact at peak period.

Concluding Remarks:

It is frustrating that developers continue to push the planning controls imposed by Council and engage consultants that are willing to present proposals in a more favourable light. Given the resources available to the combined Northern Beaches Council, we trust the Council has ample capacity and experience to ensure the proponent adheres to your clearly set out development consent rules.

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