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

Thank you for the opportunity to provide feedback. I object to the development application DA2019/0683 for the following reasons:

1. Size and visual appearance

The development is too large for the site and for the local area. The building is too close to the road, it is overbearing. There is insufficient green space and vegetation, it does not enhance or complement the surrounding built and natural environment.

2. Driveway access

The proposed driveway is in a precarious position. Bower Street and the surrounding intersections are already difficult for cars and pedestrians to navigate especially during high traffic periods on the weekends. Adding another driveway into this space for use by 53 parking spaces will create a safety hazard for vehicles and pedestrians.

3. Density

The density is excessive and exceeds density guidelines.

4. Traffic and parking

Bower Street already has a significant traffic congestion and parking issues. Many members of the public already avoid the area during peak times because it is simply inaccessible. Introducing a high-density development with insufficient parking will only worsen this for existing residents and the general public who have the right to be able to access and enjoy the extraordinary Cabbage Tree Bay Aquatic Reserve and North Head. Creating more traffic in the local area will create a barrier to people who need to park close to Shelly Beach and Cabbage Tree Bay aquatic reserve such as carers with children, older adults and people with a disability. Weekly waste management services for such a large development will create even more problems.

5. Storm water

The building will cause disruption to existing watercourses. The DA does not give me confidence that this has been addressed satisfactorily. The area already has significant problems managing storm water run-off. I've witnessed first-hand, concrete exploding at the end of Bower Lane as a result of this pressure. The protection of the Cabbage Tree Bay Aquatic Reserve has not been thought through or managed appropriately.

6. Sewage system

The development will place increased pressure on an ageing and challenged sewerage system in the area. This further threatens the environment, the aquatic reserve and the health and welfare of existing residents.

7. Aquatic Reserve

Cabbage Tree Bay aquatic reserve is of extraordinary significance and an absolute treasure to local residents and visitors from all over the world. A development application that does not adequately address how it will protect the reserve is deeply concerning, and shows a complete disregard and lack of respect for the local environment.