
Sent: 29/07/2019 11:20:25 AM
Subject: Online Submission

29/07/2019

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

To Whom It May Concern:

Re: development proposal Application Number DA2019/0683 at 29-35 Reddall Street and 95 Bower St Manly

I would like to submit an objection to this development application. As a local resident/ regular enjoyer of Cabbage Tree Bay and its environs I believe the development has numerous issues.

1. Increased density of people. This is in contravention of the Northern beaches Council's own Development Control Plan which allows for a density of 1 unit per 250m2.
2. Large increase in hard surfaces this close to Cabbage Tree bay is likely to increase discharge of storm and rain water into the bay.
3. Local bandicoot population. There are bandicoots that regularly forage in the gardens of these houses and will have their habitat impacted.
4. Parking is already tight in this area. There are already major parking issues on Bower street and in the area.
5. The development drastically fails to meet to many objectives of the Development Control Plan, such as:
 - a. Ensuring the development generally viewed from the street complements the identified streetscape.
 - b. Ensuring the scale of the development is consistent with the existing and desired character of the residential areas.
 - c. Encouraging a responsible development approach resulting in design of architectural merit that interprets and complements site characteristics, streetscape and the surrounding built and natural environment.

Given the above I hereby object to the development application for this site.

Yours sincerely,

James Hunt