
From: [REDACTED]
Sent: 7/10/2023 11:32:37 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED Objection to DA2023/0299 Lot 82, Lot 83, and 84 DP 8076, 29, 31 & 35 Reddall St Manly 2095

ATTN: DEVELOPMENT ASSESSMENT RE: DA2023/0299

Further to my previous email of 18 May 2023 regarding this development application, I am writing to you again, this time it is in direct response to your letter of 21 September 2023. I wish to reiterate my strong objection to the overdevelopment proposed under DA2023/0299.

As a resident of 102 Bower St and an executive committee member of the Marine Parade Action Alliance, I am extremely concerned about this proposal to increase the current number of residences from three to five in this "integrated development".

Residents cannot afford a repeat of the extensive and very severe damage caused by the eruption of the stormwater pipe junction located in Marine Parade on 8 March 2022.

This proposal to increase from the current three to five residences would lead to the loss of critical soak area and an increased likelihood of an even worse event wreaking even more damage to residential properties and the Cabbage Tree Bay ecosystem.

It is obvious from the plans that the suggested number of soft surfaces is sub-optimal and that this will lead to an increased likelihood of flooding of properties below. It is proposed that the existing soak areas be replaced by an extensive underground basement of hard surfaces with only shallow soil and planting over the top, which would compound the dangers of future flooding.

Any further loss of soak area currently provided by the three established properties – 29, 31 and 35 Reddall Street - that are the subject of this development application would add to the challenges faced by the current antiquated and inadequate drainage system.

Please see this video - <https://www.youtube.com/watch?v=vesPVUQb6h0> - which shows the extraordinary ferocity of the water in March 2022 from the Sydney Catholic Church land down Reddall and College Streets through to Bower Lane that led to millions of dollars of damage to residents' properties, particularly in Marine Parade and Bower Street, as well as to the Cabbage Tree Bay ecosystem. This dangerous and unchecked cascade of stormwater also posed significant potential threats to life and limb.

An informed decision to refuse this proposed increase in dwellings from three to five due to the extremely likely deleterious effects on nearby properties and the environs would be part of a holistic solution to protect property and the environment from ongoing dangers of unchecked stormwater.

Please do not hesitate to contact me if you would like to discuss this submission.

Kind regards,

Julie

Julie Meldrum
Executive Member, Marine Parade Action Alliance

2/102 Bower St
Manly 2095

