
From: Steve Mason
Sent: 25/04/2023 1:02:26 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Re: DA 2023/0299 29-31-35 Reddall Street, Manly

On Mon, Apr 24, 2023 at 7:22 PM Steve Mason [REDACTED] > wrote:
Northern Beaches Council

Email: council@northernbeaches.nsw.gov.au

RE DA 2023/0299 – 29-31-35 REDDALL STREET

Dear Planning Officer,

Thank you for considering our objection to the proposals for 29-31-35 Reddall Street, Manly. We are not opposed to development in the area but the idea of placing five dwellings on a site

where three dwellings now exist seems massively overdeveloped. The site is clearly is not large

enough to support the increase in bulk, density and parking. Not to mention what it is doing to

the environment. The density changes the nature of Reddall Street.

The visual imposing impact of the buildings with their large basements are out of character with

all surrounding homes in the area.

The proposed development fails to comply with planning controls. We object to the following non compliances:

Front setback (Reddall Street)

Side setback (Reddall Street)

Wall height

Number of storeys

There seem to be a number of areas that are non compliant with Development Control requirements.

We are very concerned with view loss at 28 Reddall Street. We request that a building template

be erected on the 29 Reddall Street to accurately demonstrate, the height, the bulk and positioning to assist in determining view impacts. We also request that the position of where the photos were taken are the furthest from the development site and least impacted for development purposes. We would also like to know the elevation of the solar panels.

Please take these objections into consideration. We look forward to hearing from you.

Sincerely,

Steve & Ann Mason
3/28 Reddall Street, Manly