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Subject: Online Submission

01/08/2019

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

It is clear from the very many submissions made to date that there is very strong local opposition to the proposed development.

I have read the many submissions made against the development and am generally in agreement with all of them. I therefore do not propose to address all the issue but the one that I see as the greatest, having been a resident of Bower Street for the last 24 years.

Clearly the size of the proposed development is excessive. The current floor space ratio for the location is 0.6:1 with the proposed development 0.987:1. This is 65% in excess of the development standard.

The proposal would result in the current 4 residences being replaced with 23. The area cannot support the traffic and parking needs that such a change will bring.

It is an unusual area. Both streets, Bower and Reddall in the area of the development are "split level". This brings with it, it's own problems.

There is a massive traffic and parking problem in the area particularly over summer. NBC and before it Manly Council are well aware of this and continue to struggle to find a solution to the problem.

The problem is not so much parking for the residents, it is the parking for their friends and family who visit particularly on weekends along with the 1000's of people who come to simply enjoy the area.

We are a household of 2 adults and 2 kids. We have 1 car, 2 garages and some limited off street visitor parking. Finding street parking for our visitors of a summer weekend is impossible. Access to our property also becomes problematic as continually we find cars parked across our driveway.

If you allow construction of 23 residences with no visitor parking where there was once 4 residences and it does take much imagination to envisage the consequences.

The layout of the streets in the area just does not allow for the obvious traffic and parking consequences of this sort of intense over-development.

It is only a matter of time before there is an accident as a direct result of the already uncontrolled parking and traffic problems in Bower Street. Increased traffic will accelerate the inevitable.

Others have addressed other issues. I support their concerns.