
From: Kerry Cunningham
Sent: 14/04/2023 2:02:13 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission DA2023/0299
Attachments: Response to DA2023 0299 Cunningham.pdf;

To whom it may concern
Attached submission for DA 2023/0299
Kerry Cunningham
7/140 Addison Road Manly NSW 2095

[REDACTED]

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[REDACTED]

14th April 2023

Northern Beaches Council
PO Box 82
Manly, NSW 1655
Australia
E: council@northernbeaches.nsw.gov.au

Re:

DA2023/0299
Lot 82, Lot 83 & Lot 84 DP 8076 29,31 & 35 Reddall Street MANLY
Demolition works, subdivision of three lots into five and construction of
five new dwelling houses with swimming pools, associated landscaping
and parking.

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To Whom It May Concern:

The recent development proposal Application Number DA2023/0299 contains plans to demolish 3 properties and build 5 dwellings with significant increase in occupancy.

We have three concerns to be respected by the council and lot owners/developers:

- Height of new proposed building on 29 Reddall Street
- Height of trees on 29 Reddall Street
- Parking in Reddall and College Streets

Height of new proposed building on 29 Reddall Street

We want to ensure the new building does not exceed the maximum height of 8.5m, it does appear from the drawings the new building is at least 1m taller than the existing building. A further increase to this height would impact our view and value of our property.

Height of trees on 29 Reddall Street

We want to ensure the new trees specifically the proposed small trees and proposed screen shrubs do not exceed existing tree levels. It does appear the maximum potential height of new trees is only 2.5m. Any further increase to this height would impact our view and values of our property.

Parking in Reddall Street & College Street.

We understand the proposal for the DA2023/0299 has 2 car spaces per property (compliant with councils DCP) and there is a proposed increase of 1 on street parking spot.

Concerns for the increased overall occupancy of the development (5x4 bedrooms dwellings) will see a significant increase in parking requirements that may not be covered in the proposal.

The traffic & parking report quotes *"The residents of the proposed residential development will be very familiar with the pedestrian movements in the area and, therefore, will safely drive in and out of the carpark"* How can this be substantiated as this will be a new development and new residents to the development, safety of the community is imperative.

Please take into consideration the above raised with the development of DA2023/0299 plan. I look forward to hearing from you.

Yours sincerely,

Kerry Cunningham
7/140 Addison Road Manly

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