
Sent: 31/07/2019 12:46:22 PM
Subject: DA 2019/0683
Attachments: Objection letter - signed.pdf;

Dear Sir/Mdm

Please see attached objection letter regarding the above-mentioned DA.

Kind regards,

Damon Hall

Consultant Lawyer | HPL Law Group



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31 July 2019

Northern Beaches Council

by email: council@NorthernBeaches.NSW.gov.au

cc: allana@squillqnce.com.au

Dear Sir/Mdm

Re: DA 2019/0638
Demolition works and construction of residential development

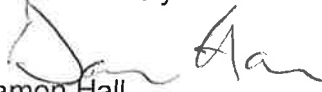
Ppty: 95 Bower Street and 29/31 & 35 Reddall Street Manly

I am a resident living nearby the above proposed development site.

I object to the development on the following bases:

1. The development proposes 23 new dwellings. This exceeds by a large margin the residential density for this area.
2. The development exceeds the maximum height for buildings in the area.
3. The development appears to fail to comply with the required setback in both the Bower Street and Reddall Street frontages.
4. The streets onto which the proposed development adjoins are generally narrow. In addition Reddall Street is a "split" road. The streets are already subject to significant traffic on the weekends involving persons driving to the Shelley Beach carpark. The proposed development will significantly increased traffic congestion on the streets.
5. The site is nearby the North Head National Park and the Cabbage Tree Bay Marine Park. The size and density of the proposed development will adversely impact on the general public's enjoyment of these natural resources.

Yours sincerely


Damon Hall

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