
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 14/04/2023 12:58:10 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

14/04/2023

MR Ben Metcalfe
5 / 140 Addison RD
Manly NSW 2095
[REDACTED]

RE: DA2023/0299 - 35 Reddall Street MANLY NSW 2095

As a local resident, I object to this development. It is not in keeping with the area, being far too dense, and not containing enough provision for trees of any real size. The architectural report which accompanies the DA states that "The density provides a transition from the denser freehold areas to northwest through to the larger residences on larger lots along Bower St and into Montpelier Estate to the southeast". I do not think this is the case - it merely extends the denser area by encroaching upon the less dense area. By changing College Street to have three rows of houses instead of two, the development is not respecting the character of the neighbourhood. This sets a dangerous precedent.

Furthermore, there are numerous breaches of the DCP. There are multiple breaches of setbacks, as well as number of storeys and wall height.