
Sent: 30/07/2019 9:29:45 AM
Subject: Submission DA 2019/0683 Bower St Manly
Attachments: Bower St NBC Submission DA 2019 0683.docx;

Please find attached my submission to the proposed development.

Ann Cameron
48 Bower ST
Manly

48 Bower St

Manly 2095

30 July 2019

The General Manager

Northern Beaches Council

PO Box 1336

DEE WHY

Dear Sir,

RE : DA 2019/0683 – Bower St Manly

The proposed development of four (three storey) townhouses and two residential flat buildings containing 19 units is an overdevelopment of the site, not in keeping with surrounding development and creating traffic and environmental impacts that are unacceptable. More specific concerns are as follows;

- Density

The floor space ratio of the development contained in the LEP is 0.6:1 with the proposed development 0.987:1. This is 65% in excess of the development standard. Under the DCP the intended density is further reinforced by a requirement one dwelling per 250m² which converts to 13 dwellings on the site ***NOT 23 DWELLINGS AS PROPOSED.***

For City Plan to justify non-compliance with the control because other sites in the vicinity do, makes a mockery of the planning system. Surely the current controls are there to ensure the 'sins of the past' aren't repeated. Many of these buildings pre-date planning controls or were built under a completely different planning regime. Most of the recent DA's approved that exceeded the FSR do not exceed the density ratio and as such have much less impact in terms of traffic generation, parking and environmental impact on Cabbage Tree Bay.

- Traffic

Traffic conditions in Bower St and surrounding streets are quite chaotic, particularly during summer. This has necessitated No Parking being introduced in College St every weekend and more recently the imminent removal of over 20 on-street spaces in Bower Street to ease congestion on weekends during summer. The proposed development provides no visitor parking which, together with the loss Bower St weekend parking from next summer, will severely impact existing residents and their guests.

- Proposed Parking Access

The proposed major car park access off College Street presumably requires the loss of at least two (if not more) on-street parking spaces and the driveway will be very difficult to negotiate with parking permitted on both sides of the street during the week. The Bower St entrance will require residents

to cross double lines to access the entrance from Bower St north at what is already a very dangerous intersection in peak periods.

- Stormwater

Given the ongoing issues with the inadequate stormwater system which has resulted in recent flooding of the ground floor of 106 Bower St (check number??) , the catastrophic results of the June 2018 storms and overall concerns of the impact of such events of the Cabbage Tree Bay Marine Park to propose to 'discharge the stormwater into the existing stormwater gully pit in Bower St' is completely unacceptable. The aging infrastructure in this area cannot cope with such an increase in runoff created by such a massive increase in built upon area.

- Other Non-Compliances

There are numerous other non-compliances with existing planning controls including height, setbacks and wall heights which have varying impacts on surrounding residents and the general community which need to be fully reviewed by Council.

Conclusion

This application is obviously an 'ambit claim' given the magnitude of the non-compliances with Council's LEP and DCP controls. I trust Council's assessment will reflect this and report the depth of community opposition to this proposal.

Ann Cameron

0419630799

oaklon@bigpond.net.au