
Sent: 2/08/2019 12:55:38 PM
Subject: Online Submission

02/08/2019

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

The proposed development on Bower/ Reddall Street appears to be overly dense given the location and existing dwellings.

I am concerned regarding the increased traffic flow that will inevitably occur due to this development. This area already has very busy streets with major bottlenecks often occurring already due to cars accessing the Bower St carpark, Fairy Bower, the Boathouse and Shelly Beach. This will cause further problems for residents and visitors to the neighbourhood. Additionally, this development seems overly dense with 23 dwellings replacing the existing 5. While I understand there is a push to increase housing density across the state, it is important to ensure this occurs at appropriate locations and to a scale that is reasonable, fitting and in keeping with the local area. This development does not seem to meet those criteria as it seems to be over the FSR, LEP and height guidelines and will take away amenity from both residents and visitors to the area.

For these reasons I am opposed to the application in its current form.