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Subject: Online Submission

20/07/2019

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

To whom it may concern

Re: DA2019/0683

1) SETBACKS: The setback on the Reddall Street side of the proposed building is much too close to the street at approx 3mt. This will give a foreboding and imposing look to the streetscape that is not felt with the other garages that currently dot the street in close proximity to the proposed development. This will be the only two story building immediately adjacent the street, as the other structures of two storeys are either set back, or the ones close to the street are generally flat roof single level garages.

2) VIEWS 1: The decks on the Reddall Street side to the left and right of the building looking at the water, could potentially have screens, foliage, awnings and umbrellas added after the development is completed, and if any of those structures were put in place they would even further eliminate our views. The architects have attempted to use these decks to portray an enhancement to our views, however we have noted that unless specific caveats were put in place to prevent further modification, from plants, retrofitted awnings, screens temporary or fixed, or even the installation of removable umbrellas, the view that we enjoy today and would under this proposal would be virtually eliminated.

3) VIEWS 2: Our view will be drastically impeded by the size and proximity of the buildings on Reddall Street. The purpose of buying in our 7 College Street block was to enjoy the views to Fairy Bower, Queenscliff, Freshwater Headland, Long Reef and the expansive distant view which is lovely to the Central Coast, it was part of the general appeal of our unit. The photos taken in the submission do not reflect these views as they appear to the naked eye. All of these panoramas are now lost under this proposal, and therefore our quiet enjoyment from our kitchen and deck area would be totally eliminated. The only upside being the removal of trees, which have to be removed for the project to proceed in this mass. We would no longer have the distant water and headland view we have enjoyed to date. The trees to be removed presented a much softer street scape than that presented under this proposal. In fact in front of the existing single storey houses there is a beautiful grove of fully mature frangipanis that soften the front of the residences that are proposed for demolition. The general ambience of those frangipanis and the single story residences will totally change the general soft look and feel and be replaced by a huge monolith immediately adjacent the footpath.

4) DENSITY AND PARKING: The density of the proposed development will create all sorts of traffic issues, with guests using College Street to park. College Street and Reddall Street are already inundated with beach goers and walkers especially at weekends year round and also at all times of the week in summer and is a favourite for beach goers and people partaking in

the many restaurants and cafes that proliferate in the area.

5) PUBLIC OPEN SPACE: In comparison, the College Green and College Court developments were required to be low density and as part of the development College Court were required to retain and manage a football size grassed parkland for public use, further reducing the density of the area and facilitating greater public amenity, which is totally ignored by this adjacent proposed development.

The proposed development under DA2019/0683, creates 3 significant issues which render the development non-compliant.

- The floor space ratio (FSR) is some 65% over the Manly LEP development standards, and as such if allowed at this magnitude will detract from the general liveability of the whole precinct.
- The density control under the Manly DCP is 1 dwelling per 250 sq mt of site area, therefore for this site there should be 13 dwellings, not the proposed 23 dwellings.
- The front setback to Reddall Street being approx. 3m whereas 6mt is required.

Our recommendation which would solve the floor ratio, density and views issues, would be to remove the second storey from the Reddall Street side of the development. This would reduce density, allow the project to get closer to the density required and retain or enhance the views that their neighbours enjoy currently.

We thank you for your consideration of this submission.

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