
Sent: 31/07/2019 10:17:02 AM
Subject: Online Submission

31/07/2019

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

These comments are on behalf of myself and Deanna Bergelin who is overseas. She owns 1/28 Reddall Street, Manly

Submission Comments

Manly - Proposed New Development

Date: 31 July, 2019

Site bounded by Reddall, College and 95 Bower Street, Manly

Issues of Concern

1. 23 new dwellings versus the 3 current houses plus a duplex seems excessive, places pressure on road congestion and obviously creates a higher level of density, this part of Manly has been through years and years of densification - why more?
2. 53 parking spaces to what exists today (3 or 4 off street parking spaces for these residences) seems totally excessive, it feels as there is some desire or want to chock this very small part of Manly - as mentioned it is already struggling with the congested road system
3. Noted parking future access comes off College yet the construction access is proposed on Reddall, this is problematic as more residences will be directly impacted at this access point where truck and vehicular movements would occur - the College Street access, where future parking entry is proposed will have less direct and immediate impact to surrounding residences
4. As construction takes place the site appears to be able to provide a pad, a space for more than 1 truck can load or unload onsite - we are concerned by the future possibility of trucks lined up on the street, and if a crane is needed it should be contained within the site
5. Can Council place restrictions or notify what should be reasonable times for construction and also advise what measures exist for issues such noise, dust and vibration - what mechanism will exist if the contractor breaches any conditions
6. There is a setback nominated along the boundary adjoining the walkway on the northern boundary - can this be confirmed in sense of actual metre setback from boundary, and what restrictions on the height of foliage would exist so views are protected through this corridor - and if the residence of the properties, where setbacks directly apply, what happens if they exceed these restrictions - what penalties would apply and what consequences would apply to the residences and what right do the nearby neighbors have to immediately remediate or rectify any breach - and this setback should remain in perpetuity
7. Will there be any short- or longer-term impacts to the on-street parking now available near and surrounding the site
8. Is there any management plan in regard to how the corner of College/Reddall leading into ICMS, and a critical entry point into Montpelier Place, and the parking entry point for the block of apartments on the southern side of Reddall Street, and the issue where U-turn's often occur by drivers wanting to turn onto the higher side of College Street