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Subject: Online Submission

02/08/2019

MS JULIE MILLS
5 LAURENCE ST
MANLY NSW 2095
JTMINLONDON@GMAIL.COM

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

Dear Sir/Madam

Re DA 2019/0683 - Bower Street Manly

The proposed development of 4 townhouses and two residential flat buildings containing 19 units is an overdevelopment of that site, which is very unsympathetic with the surrounding development and will create traffic and environmental impacts that will severely impair local amenity both for those who live immediately in that locale and those of us who despair at the overdevelopment occurring in Manly more generally and the loss of natural environment that occurs as part of this process.

The floor space ratio of the development includes a 65% increase in excess of the development standard.

Traffic in Bower Street and locale is already very heavy especially in summer. The proposed development provides no visitor parking which will severely impact existing residents and their guests and visitors to the area.

I am also concerned about the overall impact of stormwater on the precious and beautiful Cabbage Tree Bay Marine park so the proposal to 'discharge stormwater into the existing stormwater gully pit in Bower street is unacceptable. Infrastructure in this area is aged and with the cutting down of trees that this development will involve, there will be less and less water absorbed into the physical environment and yet more runoff. Any water falling on built surfaces (which are going to double by the look of the development will run straight to an aged stormwater system.

I trust Council's assessment of the proposal will take into account all these concerns and non compliances with its LEP and DCP controls.

Yours sincerely,

Julie Mills