

Date:

Northern Beaches Council
PO Box 82
Manly, NSW 1655
Australia
E: council@northernbeaches.nsw.gov.au
Fax: 612 9971 4522

C.c._/ Ms. Allana Afshar – Squillace Architects E: allana@squillace.com.au



Re:

DA2019/0683
Demolition works and construction of a residential development
providing a total of 23 dwellings and 53 parking spaces
95 Bower Street and 29, 31 & 35 Reddall Street, Manly NSW
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To Whom It May Concern:

The recently development proposal Application Number DA2019/0683 contains plans to demolish 4 properties and build 2 buildings and 3 townhouses. Those numbers of dwellings exceeds the residential density of this area in 12.

I strongly disagree with the proposal and I want that Council respect the density rate of the development site of 1 unit per 250m². The required residential density for the site is 12 and not 23 as proposed.

The council has the obligation to respect the density rate of this area, as it is located next to a Marine Park and North Head National Park.

Yours sincerely,

Signature: *M Vorlicek*
Name: MARYANNE VORLICEK
Address: 4 Montpelier Place Manly
Mobile: 0414 430 635
Email: *mavorlicek@gmail.com*



Dear Neighbor,

The recently development proposal Application Number DA2019/0683 contains plans to demolish 4 properties and build 2 buildings and 3 townhouses. That number of units/dwellings exceeds the residential density of this area in 12!!.

This means that the developer wants to fit twice the number of dwellings allowed in this residential area.

The development site is located within a density rate of 1unit/250m². Therefore, the maximum allowable residential density for the site is 12 and not 23 as they proposed.

If you do not agree to the size of the development please sign and send the attached letter to our council and the site developer before 3rd August 2019.

Kind Regards,
Aurea Palma

