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**Sent:** 5/09/2019 9:41:12 AM  
**Subject:** FW: Letter of Objection to DA2019/0683

**From:** Tom Bunting <[trcbunting@gmail.com](mailto:trcbunting@gmail.com)>  
**Sent:** Tuesday, 3 September 2019 9:50 PM  
**To:** Daniel Milliken <[Daniel.Milliken@northernbeaches.nsw.gov.au](mailto:Daniel.Milliken@northernbeaches.nsw.gov.au)>  
**Subject:** Letter of Objection to DA2019/0683

Dear Mr Milliken,

I write to you in regards to the Development Application DA2019/0683 at 29, 31, 35 Reddall Street and 95 Bower Street.

I live at number 127 Bower Street in Manly and have been made aware of the above mentioned proposal and I wish to object to the DA.

I understand the notification period has terminated, but I wish for my objection to please be considered.

Traffic to the area will be increased with at least 2 cars per apartment plus guest parking. This would contribute approximately 69 additional cars to the area daily. (And more on weekends) The danger to the public this would cause would be terrible and parking at bower street is already an issue. The area does not have the infrastructure to cope with such traffic.

The floorspace ratio being breached is a disgrace and the adverse affects on the area would be significant. The guide for floorspace ratio in this area according to the LEP is 0.6:1 the proposal is 0.987:1. This is well over the guide set by council to ensure the site is not overdeveloped and would be a disgrace if this was to be approved as it would set a precedence for future buildings. We note that all other buildings referenced in their report as not complying are developments approved many years ago and no longer represent the identity of the area and that approval of this FSR will set a precedence for future overdevelopment of the iconic area.

Furthermore, we would also like to insist there be an independent inquiry into the accuracy of their FSR and cut /fill calculations.

In the proposed view loss studies, the applicant are counting their proposed removal of trees as view gains - this is not the goal of such studies. The removal of said trees and landscaping would adversely affect the iconic bower streetscape with its boundless greenery with small building bulk nestled within. The removal of said trees and greenery to the site would be catastrophic for the area and its surrounds.

The application does not account for the view loss of existing houses to the north west and east across the landscape and simply choose to focus on key houses with water views being the only focus, to suit their argument. We note the existing views from number 97 bower street would be severely impacted, along with all their privacy to their largest boundary and outlook.

Noise is another key issue in this locale.

The natural formation of the land in this area reverberates noise between all houses to the east and west of the proposed site.

The raising and addition of 23 properties would significantly impact the noise pollution of the area. The proposed common rooftop with bbq facilities and a pool to the east of the northern building is directly adjacent to number 89-91 bower street and 93 bower streets and will greatly impact both the properties noise and privacy.

The current setting of multiple smaller scale buildings allows for vistas and views and green relief

amongst the existing 4 buildings. This is in keeping with the existing streetscape. The proposed development breaches the height restrictions set by council by 800mm and furthermore proposes a continuous view loss along the site from east to west. This bulk combines all existing buildings and removes any relief between buildings to break up the built environment with green relief. This would be a true detriment to the area and is not in keeping with the LEP's objectives for height or streetscape identity where scale and bulk are concerned.

My other big concern would be regarding cut and fill and run-off. Does the development comply with this? The sheer change to this hill will no doubt affect the runoff and therefore the stormwater into the bower reserve and it Cabbage bay reserve. This would have a huge detrimental affect on the environment and would set precedence for future large scale multi residential developments in the area.

In summary, the proposed application would have such averse affects on the locale and would set a precedence for future large scale developments in the area. This would be a disastrous proposal for the Northern Beaches to approve and would greatly impact the existing area and residents. I would also like to please be kept up to date with the progress of the development.

Daniel, I thank you for your consideration of my objection trust that if you need to contact me further, please do so via the email address below.

TOM BUNTING

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