
From: David Johnston
Sent: 15/05/2023 4:53:49 PM
To: Council Northernbeaches Mailbox
Subject: NBC DA2023/0299 : Unit 5, 7 College Court Submission
Attachments: NBC DA2023 0299 Unit 5 College Court Submission.pdf; Unit 5 Palms Middle East.JPG; Unit 5 Sunrise View.jpg; Unit 5 Sunset View.jpg;

Northern Beaches Council

Attention: Jordan Davies

Dear Jordan

Further to my Submission of 26.05.23 and as discussed by phone this afternoon, please find attached three photographs as follows:

1. Unit 5 Palms Middle East
2. Unit 5 Sunrise View
3. Unit 5 Sunset View

Having worked in the Middle East and travelled to Israel and the Holy Land, I have included a photograph of a typical well maintained Middle East palm.

The St Patricks Estate (**SPE**) palm on the southwest corner of the subject site, which I wish to have retained, is part of the original College development some 130 to 140 years ago. I have a copy of the book "Yesterday's Seminary, a History of St Patricks Manly" which I would like to share with and then discuss the **SPE** palm with the Responsible Officer for the "Heritage Referral Response". I will be travelling away Sydney from Thursday 25 May, returning Monday 5 June 2023.

I want to thank you for your further consideration of my Submission.

Kind Regards,

David Johnston

FIE Aust. CPEng(retired)

Unit 5, 7 College Street

Manly NSW 2095

Phone: 02-8966 9627

Mobile: 0411 471 276

Email: dj.johnston@bigpond.com

From: David Johnston <dj.johnston@bigpond.com>

Sent: Wednesday, April 26, 2023 3:01 PM

To: 'council@northernbeaches.nsw.gov.au' <council@northernbeaches.nsw.gov.au>

Cc: Warwick Dawson <wkdawson123@gmail.com>; John Finlay <2turkate@gmail.com> <2turkate@gmail.com>; danielle@dplanning.com.au

Subject: NBC DA2023/0299 : Unit 5, 7 College Court Submission

The General Manager

Northern Beaches Council

725 Pittwater Road

DEE WHY NSW 2099

Attention: Mr Jordan Davies

Dear Jordan

Please find attached my Submission for DA2023/0299 as discussed with Senior Duty Manager, Mr Max Duncan during your absence on holidays. I have outlined what was discussed and agreed during those discussions under the heading **VIEW LOSS** in my Submission.

I want to thank you for your consideration of my Submission.

Kind Regards,

David Johnston

FIE Aust. CPEng(retired)

Unit 5, 7 College Street

Manly NSW 2095

Phone: 02-8966 9627

Mobile: 0411 471 276

Email: dj.johnston@bigpond.com

26 April 2023

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Attention: Mr Jordan Davies

Dear Mr Davies

LETTER OF OBJECTION TO DA2023/0299

**Demolition works and subdivision of three lots into five and construction of five new dwelling houses with swimming pools, associated landscaping and parking.
29, 31 & 35 Reddall Street, Manly.**

I refer to the above Development Application (DA) for 29, 31 & 35 Reddall Street, Manly (the **subject site**). The previous DA for this site DA2019/0683 which also included 95 Bower Street was withdrawn on 13 December 2019.

I am submitting this letter of Objection on behalf of David and Denise Johnston the owners of Unit 5, 7 College Street, Manly, Lot 5 of College Court Strata Plan 68046 (**Unit 5**). This Unit 5 letter of Objection is submitted as additional to the DM Planning Objection prepared and submitted by Danielle Deegan, Director DM Planning Pty Ltd acting on behalf of all owners of College Court, Strata Plan 68046 located to the south of the subject site.

The applicant is The Trustee For Reddall Street Trust. In your absence as Principal Planner and the person nominated to answer enquiries during the submission period to clarify otherwise, I have assumed ultimately on behalf of the Catholic Archdiocese of Sydney the (Church) or the same owners of St Patricks College Estate and the leasehold precinct of which College Court is a part.

ST PATRICKS ESTATE LEASEHOLD PRECINCT

"The St Patricks College Estate leasehold precinct began with Bower Street, off College Street, leased by auction in 1915. Almost 100 years later the first two stages of Montpelier Place were developed and sold as freestanding town houses on the south side of the private road. Without knowing the commercial arrangement, Montpelier complemented many of the existing Bower Street properties by providing them with much needed rear access and off-street parking.

The College Green townhouses followed and had their own private road for access and visitor parking. College Court apartments with its very large, grassed area as part of the title separates the two and merges both properties into the adjoining College garden surrounds. The sunken rear pedestrian access to College Court off College Street and its flat roof are designed to preserve the views of College Green. The College Court underground carpark accessed off Montpelier Place ensures minimal impact on local traffic.

All these leasehold developments complement each other and together reflect the style and tranquillity of the beautifully maintained St Patricks College Estate gardens and pathways.

The proposed development on the subject site is not in keeping with the existing character of the St Patricks Estate Leasehold Precinct".

BACKGROUND TO THE PURCHASE OF UNIT 5

"Having raised four children in a large family home, the task of downsizing into an apartment was not an easy task for us. The property we were looking for had to have an outlook which would create a sense of space.

It took about 18 months to find Unit 5 in such a tranquil location with its expansive views over Fairy Bower and its panoramic shoreline views from Queenscliff to Long Reef and beyond to the Central Coast. We were happy to pay a significant premium for Unit 5 which was part of the perfectly planned Church inspired leasehold precinct in Manly".

ADVICE AT THE TIME OF PURCHASE OF UNIT 5

*"When we purchased Unit 5 in July 2007 it was only five years old. At that time, we became aware that the Church owned or controlled the properties making up the **subject site**. The fact that College Court had only recently been built it became obvious that its panoramic views over the subject site from all balconies of Units 3 to 10 had been built into its design. We had every reason to assume that the Church would never build out College Court views with its design for the development of the **subject site**".*

NON-COMPLIANCE OF PROPOSED DEVELOPMENT

As stated in my preamble, this Unit 5 Objection is submitted as additional to the DM Planning Letter of Objection prepared and submitted by Danielle Deegan, Director DM Planning Pty Ltd acting on behalf of **all owners** of 7 College Street, Manly (College Court, Strata Plan 68046), located to the south of the subject site (DMP Submission). I need to discuss aspects of the DMP Submission **privately** particularly TRAFFIC IMPACTS.

I refer you to this DMP Submission dealing with all planning non-compliance within the DA but of particular importance to Unit 5 regarding BULK AND SCALE, STREETSCAPE of the Reddall Street frontage and the VIEW LOSS improvement that would result with a Conforming 6.0m SETBACK or an additional 3.0m down the natural surface slope.

VIEW LOSS

I refer you to the DMP Submission dealing with VIEW LOSS (pages 6 to 8 of 11) including, *"The Owners of College Court request that building templates be erected on the site to accurately demonstrate the height, bulk and positioning of the proposed development and to assist Council in accurately determining view impacts."*

When I contacted NBC requesting an extension of time for making Submissions, I was advised by Max Duncan, the Senior Duty Planner at NBC that the closing date will not be officially extended, he agreed to accept Submissions up until the return of Jordan Davies from leave on Wednesday April 26. He further advised that if my Submission includes a request for the erection of building templates and a subsequent on-site inspection of our Unit 5 views by Jordan Davies after his return then I would have an opportunity to make a **further Submission** based on the outcome of discussions with Jordan during his inspection.

I will not add further to VIEW LOSS in this Submission but rather wait until after the erection of building templates and a subsequent on-site inspection.

BULK AND SCALE, STREETSCAPE

I refer you to the DMP Submission dealing with BULK AND SCALE, STREETSCAPE (pages 8 & 9 of 11).

PROPERTY VALUE IMPACT

I have had advice that if this current non-conforming DA design is approved by NBC, that the BULK AND SCALE, STREETSCAPE of the Reddall Street frontage and particularly the VIEW LOSS will severely devalue our Unit 5 property.

I need to highlight the improvement that would result with a Conforming 6.0m SETBACK or an additional 3.0m down the natural surface slope.

I will not add further to our Unit 5 Property Value Impact in this Submission but rather wait until after the erection of building templates and a subsequent on-site inspection.

I want to thank you for your consideration of my Submission.

Yours faithfully,

David Johnston
FIE Aust. CPEng(retired)

Unit 5, 7 College Street
Manly NSW 2095
Phone: 02-8966 9627
Mobile: 0411 471 276
Email: dj.johnston@bigpond.com





