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Subject: Online Submission

01/08/2019

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

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Views and trust:

Views from every apt at 7 College Street will be affected to some degree by the proposed development.

Considering the development in its current form is in breach of numerous guidelines, to expect the residents of 7 College St. to give up views that in many cases they have enjoyed for the past 18 years is totally unfair. The Catholic Church is the owner of the land on which the apartments at 7 College Street reside and these apartments were marketed and sold in 2001 with no expectation or advice from the Church that the views offered could potentially be impaired. The proposed development is an outrageous breach of trust by the Church and appears

on the face of it to be a blatant grab for more immediate and ongoing revenue regardless of the consequences to its existing tenants.

These tenants include all of College Street and Bower Street and part of Reddall who will to some degree suffer due to the size of the proposed development.

Parking and Traffic:

All local residents and council are familiar with the diabolical parking problems in this immediate area. The proposed development will add 53 more vehicles plus their visitors. Parking on most weekends particularly over summer

is often impossible. The development simply makes this worse with actual loss of existing parking spaces in College Street. The College Street access to the proposed development will cause total chaos Monday to Friday when parking is allowed on both sides. During these times passing is currently impossible and with an additional driveway used by 19 apartments including tradies trucks etc. College street will simply not work.

Breaches of the LEP and DCP:

Setbacks proposed 3 metres should be 6 metres

Height exceeds by 9% or .8 of a metre

Density 23 apartments not 12

FSR + 64,5%

Wall heights 10 metres should be not more than 8 metres

Number of storeys 3-4 should be not more than 2

Streetscape and Amenity:

The three most recent developments in the immediate vicinity are College Court at 7 College Street and College Green at 6 College Street and the recently completed 6 apartment

building in Marine Parade. College Court and College Green were designed to fit perfectly into the environment of St. Patricks Estate and compliment the surrounding park like environment. The recently constructed Marine Parade development sits between existing unit blocks of similar size and density therefore making no difference to the amenity of the immediate surroundings. The proposed development could be a commercial building for any purpose and is completely out of character with the immediate area.

I note there has been a pre lodgement meeting with Council staff suggesting some sympathy from Council to this proposal.

We are opposed to the development application DA2019/0683 in its current form.

Warwick and Marianne Dawson

2/7 College St

Manly