
Sent: 16/08/2019 2:45:10 PM
Subject: DA2019/0683 35 Reddall St, Manly - Submission D Johnston
Attachments: Signed DJ Letter of Objection Unit 5 College Court.pdf;

Please find attached a submission to the above DA from Mr David Johnston, Unit 5 College Court, 7 College St, Manly.

9 August 2019

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

Attention: Mr Daniel Milliken

Dear Mr Milliken

LETTER OF OBJECTION TO DA2019/0683

Demolition works and construction of a residential development comprising four (4) three storey townhouses and two (2) residential flat buildings, providing a total of 23 dwellings and 53 parking spaces

95 Bower Street and 29, 31 & 35 Reddall Street, Manly

I refer to the above Development Application (DA) for 95 Bower Street and 29, 31 & 35 Reddall Street, Manly (the **subject site**).

I am submitting this 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 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 7 College Street, Manly (College Court, Strata Plan 68046), located to the south of the **subject site**.

The DA has been submitted by M Projects, 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 have 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 Montpellier Place ensures minimal impact on local traffic.

All of 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**.

CONSULTATION WITH ARCHITECT DURING DESIGN PHASE

The first I heard anything about the proposed Development was in an email from Architect Vince Squillace (dated 6 December 2017) to our Strata Secretary setting up a briefing meeting with all Owners about the Development. The email contained the following:

- *"The purpose of this meeting is to meet your fellow owners, discuss the development of this site and assess whether there will be any view impacts. We feel that it's important to commence dialogue prior to lodging plans with council".*
- *"the site will be well landscaped but carefully respect views from surrounding sites".*

I have only ever spoken to Vince Squillace once about the Development. That occasion was on our balcony after his one briefing session with all Owners on Monday 11 December 2017. At that meeting I provided Vince with photographs I had taken of our views from our balcony to complement the photographs Vince had taken at the time. Because the Church owned both properties, I was sure that Vince was intending to preserve our view with the Design solution for the **subject site** and in-fact was the only reason for his visit.

LOSS OF VIEWS

There were no view loss photographs for Unit 5 published in the DA. The views that were published are incorrectly labelled and are misleading for reasons that I have expressed privately. The main omission is the panoramic shoreline views from Queenscliff to Long Reef and beyond to the Central Coast are not featured in the DA. In any case the quality of the photography does not do justice to the actual view to the naked eye.

Having brought these facts to the attention of the person responsible in the Architect's project team, our Unit 5 views and others were independently photographed on Wednesday 7 August 2019. We await the processing and publication of the view loss images.

I am a Civil Engineer and had completed 46 years of professional experience upon retirement in early 2012. I have had a lot of experience in reading plans and imagining what the final result might look like. I could well be wrong, but I believe that there is enough

information in the DA for me to determine that the loss of views for our Unit 5 will be devastating.

The indications are that our current panoramic shoreline views from both our balcony and from the kitchen sink will be replaced by an ugly dark brown brick wall which is totally devoid of redeeming features and out of character with the local streetscape and in particular the St Patricks Estate leasehold precinct.

In any event before determining the application, it is requested that the assessing officer require the erection of building templates on the site to enable an accurate assessment of view impacts on our Unit 5 property. I have had advice that if the current DA design is approved that it will severely devalue our property. It is also requested that the assessing officer visit our unit and inspect the views in person.

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**. I refer you to this Letter of Objection dealing with all planning non-compliance within the DA and including the Clause 4.6 variation requests to vary the FSR and building height development standards.

LOSS OF QUALITY OF LIFE DUE TO PROPOSED DENSITY

As Danielle Deegan concluded in her Strata Letter of Objection:

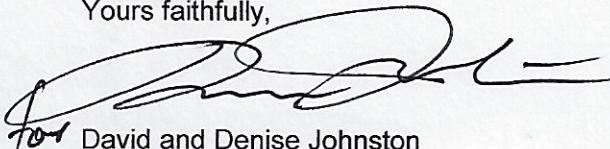
"The proposed development fails to comply with the two applicable development standards as well as numerous planning controls, the most significant of which is density. Compliance the density control would result in 12 dwellings on the site whereas the proposed development includes 23 dwellings, nearly double that allowable".

I believe that 12 high quality dwellings on the subject site, respecting the existing views of the Church leasehold property of College Court and the style of Church leasehold properties in Bower Street, Montpelier Place and College Green would go a long way towards complementing the style and tranquillity of the beautifully maintained St Patricks College Estate gardens and pathways.

If 12 high quality dwellings were going to be the final outcome for the development, it would be a lot easier for all concerned to endure the demolition, basement excavation and construction of dwellings which is not something to which we are looking forward.

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

Yours faithfully,



David and Denise Johnston
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Manly NSW 2095

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