
From: ana Sylaprary
Sent: /04/2025 5:30:41 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to Application No. DA2025/0089 DA Submission for 34 George Street, Manly

Dear Northern Beaches Council,

NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2025/0089

Address: Lot 1 DP 745746 34 George Street MANLY

Description: Alterations and additions to a semi-detached dwelling

I am writing to formally object to the Development Application (DA) submitted for the property at 34 George Street, Manly, which proposes an extension to the backyard to introduce an additional level. As a resident of 97-107 Sydney Road, Manly, which is immediately to the south of the proposed development, I have several concerns regarding this application.

Firstly, the proposed extension will significantly impact the views from Unit 3 in our building. The owner of Unit 3 purchased the property in September 2023 for \$800,000, specifically for its sea views, which were prominently marketed in the listing. Prior to this, the owner had purchased Unit 5 in April 2023 for \$715,000. The proposed development would completely eliminate these views from the additional sunrooms in Unit 3, significantly devaluing the property and affecting the owner's enjoyment of their home.

In relation to views from private property, the relevant Planning Principle was developed as part of a Court decision in the matter *Tenacity v Warringah Council*. We must consider 'view sharing', which is: '...when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment'. The Principle sets out questions and considerations that can help determine whether view sharing is reasonable in the specific context of the development:

1. Identify and consider the nature and value of views, where the views are enjoyed from and the extent of the impact.

2. The reasonableness of the proposal causing the impact, including design alternatives that may avoid the impact.

The proposal will completely eliminate the view from Unit 3. As the owner of Unit 3, I would not have purchased the unit without these views, given the huge transactional costs involved in purchasing the unit after selling Unit 5 within a six-month period. The view was the sole driver for the purchase. The financial impact will be severely detrimental for me as the owner. The loss of these views will significantly reduce the market value of Unit 3, making it less attractive to potential buyers. Additionally, should I decide to rent out the property in the future, the rental income would likely be lower due to the lack of sea views, which are a key selling point. This financial loss is not just immediate but will have long-term implications on the property's value and my investment.

Secondly, the proposed extension will significantly impact the privacy of our building, particularly for Unit 3, Unit 4, and Lot 6. The additional level will overlook our property, leading to a loss of privacy for the residents. This is particularly concerning for those of us who have windows and outdoor spaces facing the proposed development.

Thirdly, the extension will likely result in increased noise levels during and after construction. The construction process itself will be disruptive, and the additional level may lead to more occupants and consequently more noise in the long term. This will affect the peaceful enjoyment of our homes. Furthermore, the proposed development may negatively impact the aesthetic and character of our neighbourhood. The terrace houses in this area have a distinct architectural style, and adding an additional level could disrupt the visual harmony of our street. The reason why the views will be eliminated is because this proposal is not consistent with the architecture from Sydney Road and George Street to the end of George Street and Fairlight Street. If this was consistent with the architecture, then the views would not be completely eliminated. The views are currently water views because all the buildings along George Street aligned to 97-107 Sydney Road do not block the water for Unit 3.

The importance of maintaining neighbourhood character has been emphasized in various legal cases. For instance, in the case of *Tenacity Consulting v Warringah Council*, the court upheld the principle of view sharing, emphasizing the need to balance the interests of all parties involved. This case highlights the importance of preserving the existing character of a neighbourhood when considering new developments.

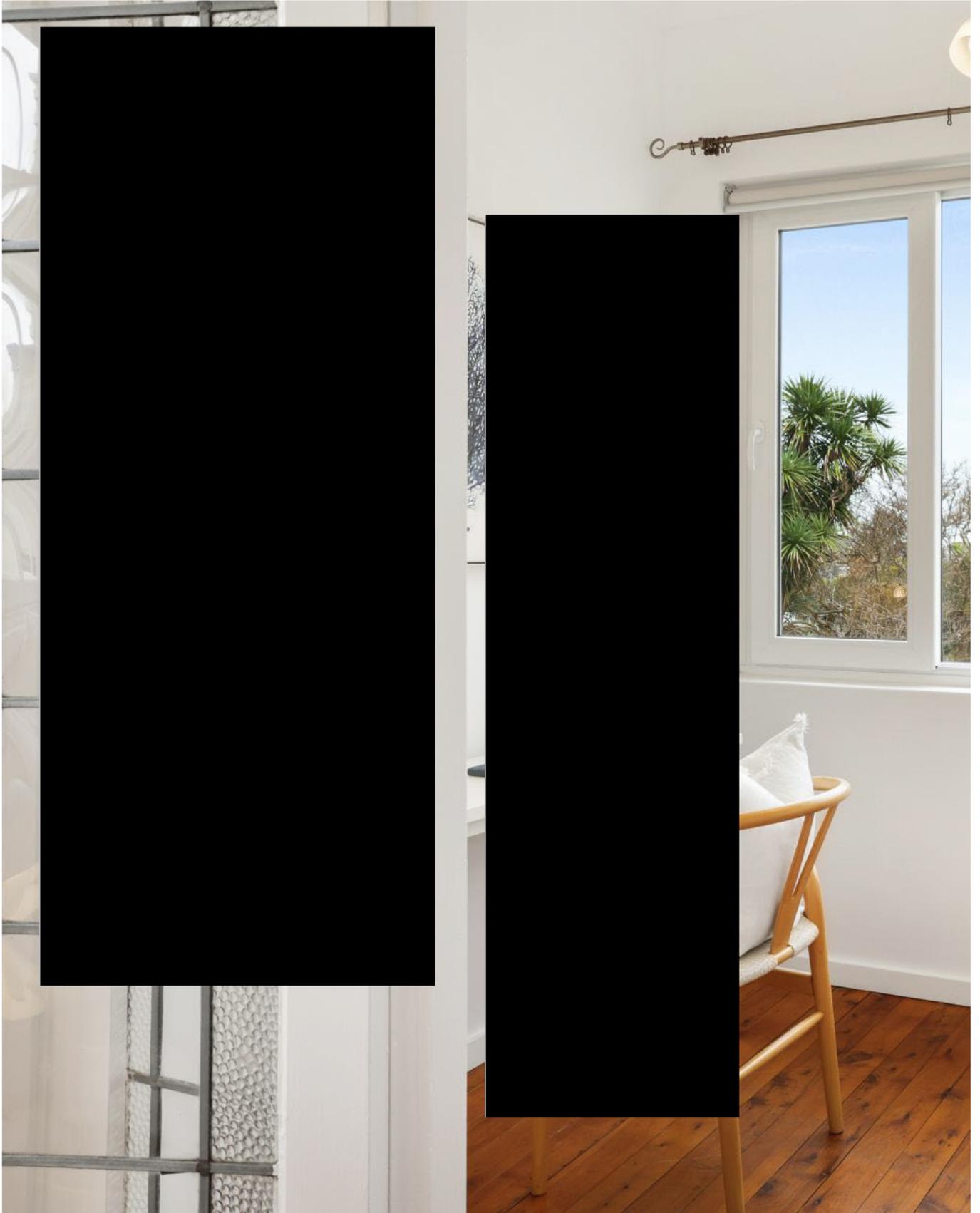
I urge the council to consider these points and reject the proposed development at 34 George Street. I believe it is important to preserve the character and liveability of our neighbourhood for all current and future residents.

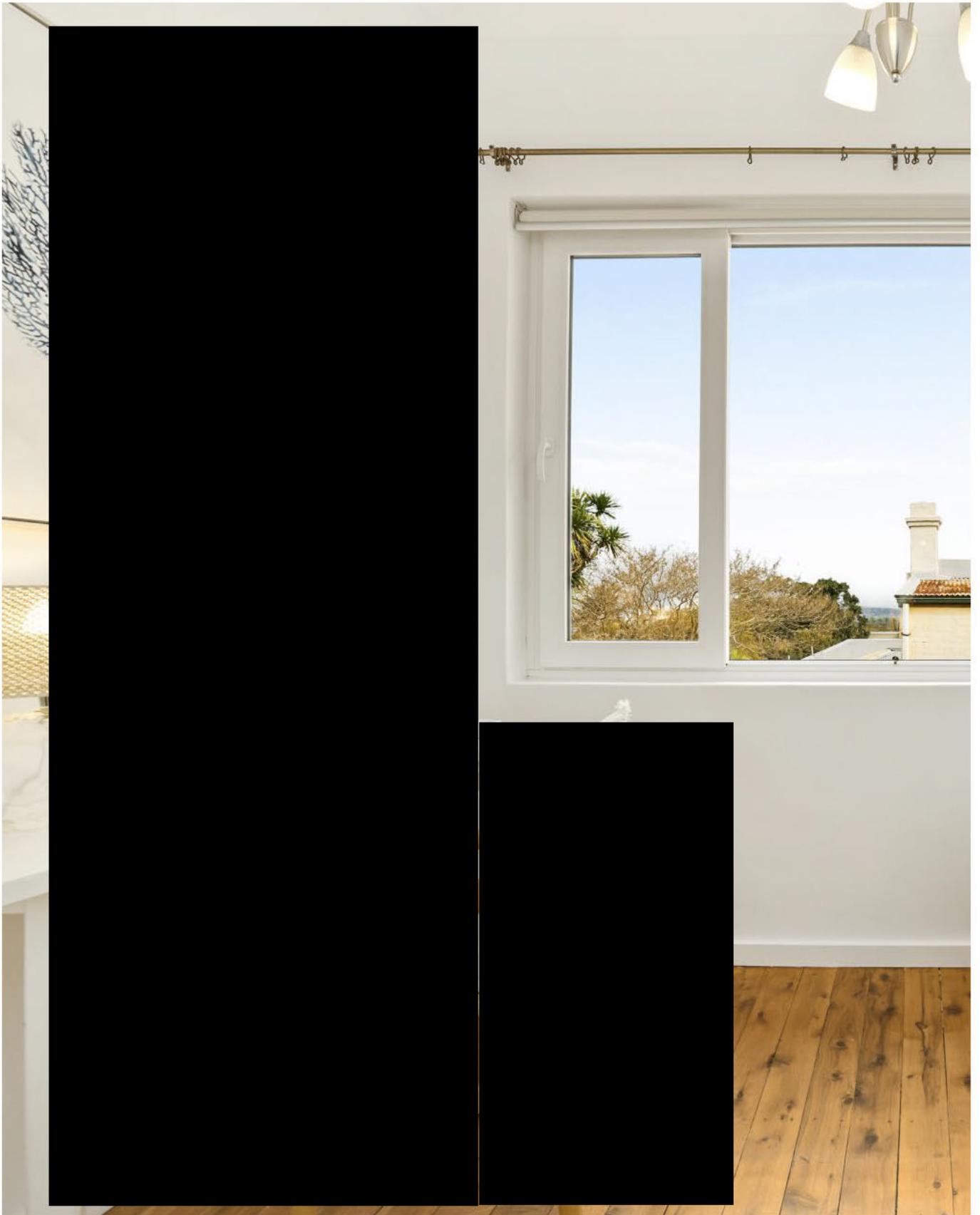
Thank you for considering my objections.

Sincerely,









Nana Sylaprany

Resident of
Unit 3 97-107 Sydney Road, Manly NSW 2095

