
From: Barbara Bray
Sent: 18/08/2025 8:49:07 AM
To: Council Northernbeaches Mailbox
Cc: Jamie Bray
Subject: TRIMMED: OBJECTION - DA 2025/0963 Lot 1 DP 126389 and Lot 10 DP 589949 5 Eustace Street and 4 Gilbert St Manly
Attachments: Objection Letter.pdf;

Dear Development Assessment Team,

Please find attached our objection to the above development , we look forward to receiving a response to our concerns .

Kind Regards,

Barbara Bray
Practice Manager

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18/8/25

Barbara & Jamie Bray

8/9 Eustace St

Manly NSW 2095

The General Manager

Northern Beaches Council

PO Box 82

Manly NSW 1655

Email: council@northernbeaches.nsw.gov.au

Subject: Objection to DA – Lot 1 DP 126389 & Lot 10 DP 589949 – 5 Eustace Street & 4 Gilbert Street, Manly

Dear Sir/Madam,

We write to formally object to the proposed alterations and additions to the dwelling house located at 5 Eustace Street and 4 Gilbert Street, Manly (Lot 1 DP 126389 and Lot 10 DP 589949).

We are residents of the immediate area and have serious concerns regarding the impact this development will have on our property and the surrounding environment. Our specific objections are as follows:

1. Loss of Harbour Views and Residential Amenity

The proposed development will significantly obstruct our existing harbour views from our kitchen, living room, lounge area, and southern-facing balconies. These views are a key aspect of the amenity and value of our home. The scale, bulk, and positioning of the proposed building are excessive and will block our water views.

2. Environmental Impact and Disruption to Local Wildlife

The site and surrounding properties are home to a variety of protected native wildlife, including brush turkeys, possums, and numerous bird species. The scale and design of the proposed

development — including the removal or disturbance of existing vegetation — will likely result in a significant disruption to these species and their habitat.

3. Excessive Bulk and Overdevelopment of the Site

With the proposed gross floor area increasing from 32% to 70.5% the overall bulk and scale of the development represents a significant overdevelopment of the site.

In conclusion, we believe that this development, in its current form, will have a detrimental impact on us directly, block our water views and disrupt the residential amenity and local biodiversity. We respectfully request that Council refuse this application or require significant amendments to address the concerns outlined above.

Thank you for the opportunity to make this submission. Please keep us informed of any further developments or opportunities for consultation.

Jamie & Barbara Bray