
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

06/03/2025

MRS Georgina GRAY
47 - 47 QUINLAN PDE
MANLY VALE NSW 2093
[REDACTED]

RE: DA2025/0113 - 92 King Street MANLY VALE NSW 2093

Notice of Property Development - Submission Response
Address: 92 King Street, Manly Vale (Lot 2095 DP 752038)
DA Application No: DA2025/0113
Description: Alterations and additions to a dwelling including a secondary dwelling

Dear Northern Beaches Council

I am sending this submission because of my concerns regarding the proposed development at the above address. I am the owner of one of the adjoining boundary properties to this proposed development, being 47 Quinlan Parade, Manly Vale.

Firstly, I would like to address the height and sheer sized of the development from my house. Both the neighbours yard and my yard have mature trees and gardens, but nothing will detract nor distract from the bulk of the development. The mature gardens also highlight just how high six to seven metres really is of which I will see clearly, not only the whole north facing aspect, but most of the entire east facing aspect as well.

Also, there is a verandah, that while on the rear west side of the building, it has a north facing opening, which will allow an unhindered view over the whole of the west and south sides of my property - this gives me no privacy at all. It also appears that the East face entrance and stairs to the second level Granny Flat has an internal staircase with no windows, just a solid wall, is this correct? The plans don't seem to make this very clear.

I also do not understand why the backyard area of the property is carrying the total load of development. A pool, is understandable, but add to this a dominating second story development, all constrained by minimum boundary allowances, suffocates the only private areas of the surrounding neighbours yards, makes me question if this is the only design option available. Why can't the development be revised to be more sympathetic with the design of the main house?

Therefore, I would ask the Northern Beaches Council to please review the proposed development plan, especially regarding its current impact on the surrounding neighbours.

I thank you for your time and consideration in reading my response submission and look forwards to following the progress on this matter.

Your sincerely

Georgina Gray
47 Quinlan Parade
Manly Vale