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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 30/03/2025 6:52:22 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

30/03/2025

MS Bronwyn Johnston  
1 / 97 Sydney RDWY  
Manly NSW 2095  
[REDACTED]

**RE: DA2025/0089 - 34 George Street MANLY NSW 2095**

Entrance to my 2 storey strata duplex is via George Street.

The proposed "deck" will directly overlook my property, including my courtyard/garden area.

My ground floor court yard/garden is quite unique. It is quite private and secluded. There are not many strata ground level apartments in Manly offering such a secluded garden and entertainment area. We also have a chicken coop at the southern end of the garden, being another unique feature.

I spend a lot of my time attending to the gardens in my courtyard/garden area. My family also regularly dine and entertain in the court yard/garden area.

I oppose the proposed "deck" on both privacy and amenity grounds. Parties using the balcony will be able to directly look into my courtyard/ garden area. This will materially and substantially affect my family's privacy and amenity of this area. In my opinion, the proposed deck potentially devalues my property. Having said that, this issue may be resolved by a 2.5m privacy screen. If that was a possible compromise, I'd like input as to what that would look like. I would oppose a screen that detracts from my quiet country garden outlook.

I do not oppose the additional window as it will overlook common area gardens and the common area clothes line, provided the window comprises translucent glass.

Unfortunately this submission system does not accept photos. I would like to submit these by email, if possible.

Thank you for considering my submission.