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**From:** [REDACTED]  
**Sent:** 11/02/2022 8:05:20 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Letter of Concern re DA2021/2640  
**Attachments:** DA20212640\_Objection Letter.docx;

Hi Daniel

Please find attached our response letter to the proposed development at **35 Coles Road Freshwater, DA2021/2640**.

We invite you to visit our property to see the impact this proposal would have upon us.

Regards

Nancy

Nancy Davis

3/15 McDonald Street

Freshwater  
[REDACTED]

**Application No.** DA2021/2640  
**Address:** Lot 64 DP 18880 35 Coles Road FRESHWATER  
**To:** Mr Daniel Milliken, Principal Planner

We wish to express our strongest possible objection to the development proposal for the property identified above.

The **Northern Beaches Council's Fact Sheet on View Sharing** states:

*"Through their design, development proposals should demonstrate that views from surrounding private and public places have been considered, and that any loss of views are minimised where possible."*

The judgment of *Tenacity Consulting v Warringah Council* provided a four-step assessment process to be used when making planning decisions with respect to view sharing.

**1. Assessment of the views to be affected** - *"Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons."*

**2. Consideration from what part of the property the views are obtained**

**3. Assessment of the extent of the impact** - *"The impact on views from living areas is more significant than from bedrooms or service areas."*

The sloping ground on which our building is sited means that we have no northern or eastern views: there are no windows on the eastern side of our apartment and the northern side includes two below ground frosted windows only. Our views are only to the south and to the west.

Our southern view includes large parts of the suburbs of Freshwater, Balgowlah and Seaforth and extend to the Sydney Tower, Crown Casino, and the Sydney City and North Sydney skylines. The proposed construction would completely eliminate this view.

The view is seen from the living areas and kitchen.

The design in the proposal would lead to a view loss that is *devastating*. Additionally, the new dwelling would look directly into our living room and garden.

**4. Assessment of the reasonableness of the proposal that is causing the impact** - *“With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.”*

The current dwelling at 35 Coles Road has two stories, a partly developed first story and a second story.

There are *numerous* more suitable options for the development of this dwelling which would not result in the complete loss of views and privacy to its neighbour. These could include redevelopment of the current first storey (i.e. building out rather than up) or the use of a sloping or a flat roofline instead of the proposed peaked roofline on the second storey.

We acknowledge the right of our neighbours to develop their property; however, we respectfully request the council refuse the current proposal and work with the applicant to develop a proposal that allows view sharing rather than one that results in a devastating loss to our views, our privacy and the devaluation of our property.

Nancy Davis + Kim Giddy + Frances Davis

3/15 McDonald Street, Freshwater

[REDACTED]