
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/03/2025 6:59:17 AM
To: DA Submission Mailbox
Subject: Online Submission

04/03/2025

MR Matt Willis
49 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

To Whom It May Concern - Northern Beaches Council,

We are writing to object and highlight concerns on the proposed development at 92 King Street, Manly Vale (Lot 2095 DP 752038) and DA Application DA2025/0113.

As a resident of 49 Quinlan Parade we have real concerns about the impact this proposal will have on our privacy but also its bulk and the level of development on the property.

One of the most pressing concerns we have is the direct impact on our privacy. The proposed structure is positioned in such a way that it will directly overlook our rear yard, leaving us with no available private open space. There are direct lines of sight from the development into our dining, kitchen, and entertaining areas as well as bedroom spaces. In particular we would highlight the window on the northern side and the balcony that is positioned in the north western corner overlooking our entire yard. There is very minimal set back from our boundary line and given the height of the structure and the fact that our property then slopes away the build will look over our private space. The proposal shows little consideration for our privacy or for that of our neighbours. It seems to address the privacy of 92 King Street, as all of the windows and doors and the elevated balcony area face away from their private areas and into ours. This could be avoided with a more a more considerate and appropriate design.

The development's bulk and scale are also excessive and incompatible with the surrounding area. The structure's size and placement right on our boundary line will create a very enclosed environment that overlooks our rear yard in its entirety. The high side of the slanted roof has been positioned towards the boundary rather than towards the applicant's property which again increases the bulk and scale of the structure unnecessarily.

The submitted plans are difficult to understand. They contain a lack of information and attempt to minimise the perception of the development's bulk and scale. A more considerate and responsible design would be to direct the development's impacts towards the applicant's property rather than to what is proposed. A more suitable alternative would be a ground-level

granny flat, which may require the removal of other existing structures and paved areas. Being a ground floor construction would also keep this consistent with the rest of the structures on the property all of which are ground floor only. The existing property contains no second storey structures at present. This could result in a much more compliant, functional design that minimises negative impacts on our property. We urge the Council to reconsider this application in its current form due to the adverse impacts on our home, and the possible reduction in the value of our property.

We appreciate your time and consideration of our reply to this submission and would appreciate being kept up to date with any decisions that are made as to its progress.

Sincerely,
Matthew & Tracey Willis
49 Quinlan Parade
Manly Vale