



northern
beaches
council

MEMORANDUM

DATE: 2 May 2023

TO: Development Determination Panel (DDP)

CC: Adam Richardson, Manager Development Assessment

FROM: Olivia Ramage

SUBJECT: Item No. 3.3 – DA2022/2101 4 & 6 Fairlight Street Manly

TRIM REFERENCE: 2023/275427

The purpose of this memo is to advise the Panel that there is a typographical error in the Assessment Report. Under the Environmental Planning and Assessment Act, 1979 (EPAA) Section 4.15 (1) (c) the comment should read as follows:

The site is considered suitable for the proposed development.

This memo also advises that a late submission has been received from an objector Saul Baker from 1/6B Fairlight Street Manly. The submission raises the following matters:

The amended plans are better, yet the main window is still aligned with my apartment – ie - it is seriously impeding my privacy. The proposed window has full access to both of my bedrooms. Worse, it is looking down into them. I propose that the big window is like the little ones. Higher, above head height. It can be a longer rectangle, thus allowing light into that room. Neither of us really want to look at each other. This would help resolve my privacy concerns. Knowing that no one can really peer down, would take away the angst of always being conscious of having to worry about that issue.

Comment

The proposed windows W2 and W3 are appropriately designed and located to maintain privacy. W2 is a highlight window to ensure opportunities for overlooking into the windows at 6B are minimised. W3 is a larger window but is located further to the rear of the building and does not directly align with the windows at 6B. It is also noted that windows W2 and W3 comply with the 3.0 metres setback requirement for windows providing sufficient spatial separation to mitigate privacy impacts.

In regards to aesthetics, The aluminium windows are a killer. For a modest cost to them – I propose that they are of a traditional nature. More in keeping with the history of Manly and

the surrounding 100+ year old buildings. I think some wooden framed windows, with taste, would be helpful to soften the blow.

Comment

The proposed colours and finishes complement that of the existing dwelling and are considered acceptable. The Manly DCP does not stipulate requirements for finishes regarding matters of aesthetics.

Recommendation

The panel notes the changes to Section 4.15 (1) (c) of the Assessment Report to correct a typographical error.

The panel note the submission.