



northern
beaches
council

MEMORANDUM

DATE: 14 November 2023
TO: Northern Beaches Local Planning Panel (NBLPP)
CC: Adam, Manager Development Assessment
FROM: Brittany Harrison
SUBJECT: Item No. 5.2 - DA2023/1398 - No. 6 Quinton Road, Manly

The purpose of this memo is to advise the Panel of a late submission that has been received from the applicant (Tim West), which raises concerns regarding the below recommended condition.

No. 7 Amendments to the approved plans

The following amendments are to be made to the approved plans:

a) *Windows W01 to the "LIVING" area and W03 to the "KITCHEN" area as shown on the approved plans, are to consist of obscured glazing.*

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority following

The applicant indicates that Window W01 incorporates a sill height of 1900mm when measured at finished floor level, which prevents privacy impacts to the northern adjoining property (No. 8 Quinton Road). The applicant wishes for the removal of this condition. Additionally, the applicant would prefer to remove Window W03 rather than incorporating the obscured glazing element.

As discussed in the assessment report, Clause 3.4.2.1 Window Design and Orientation of the MDCP 2013 requires the following:

- a) Use narrow, translucent or obscured glass windows to maximise privacy where necessary.*
- b) When building close to boundaries, windows must be off set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.*

W01 is located within proximity to No. 8 Quinton Road's bedroom window (approx. 1.5m). Whilst it is acknowledged that this window proposes a sill height of 1900mm, which may be considered an

acceptable privacy element in some instances. However, due to No. 8 Quinton Road being located at a higher level than that of the subject site, potential downward viewing may occur from No. 8 Quinton Road. Similarly, the residents of the subject site may be able to view upward into the neighbouring bedroom window when standing back from the 1900mm sill height living room window. Given the minimal distance between both property windows, it is considered that obscured glazing is an acceptable element to prevent any unacceptable reduction to privacy levels.

Additionally, given the size of W03 and the location in association with the new kitchen bench it is considered that overlooking may occur between both the subject site and the southern adjoining property (No. 4 Quinton Road). Therefore, obscure glazing is considered to be an acceptable element to protect the existing privacy levels between these two properties. However, if the applicant wishes the removal of this window, Condition No. 7 can be amended to allow such an option.

Recommendation

That Condition No. 7 be amended to read as follows:

No. 7 Amendments to the approved plans.

The following amendments are to be made to the approved plans:

- a) Window W01 to the "LIVING" area, as shown on the approved plans, are to consist of obscured glazing.*
- b) Window W03 to the "KITCHEN" area, as shown on the approved plans, are to consist of obscured glazing. Alternatively, this window shall be deleted from the approved plans.*

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority.