
Sent: 12/07/2024 9:16:53 AM
Subject: Submission to DA2024/0745, 33 Quinton Road Manly 2095.
Attachments: 33 Quinton Road submission.docx;

For Nick Keeler.

Further to my phone call with you at 2.14pm on the 08th July 2024.

I advised as we have been overseas for past six weeks, you approved an extension to submit a submission for DA2024/0745.

Please find attached our submission.

Thank you.

David and Margaret Thompson.

35 Quinton Road, Manly 2095.

Dear Nick,

Submission on DA2024/0745 for alterations and additions to a dwelling at 33 Quinton Road Manly

With regards to the above application, we do not have any concerns with the principle of the proposal. However we do have objections to some details in the application which we feel should be resolved prior to any approval by Council.

The objections are summarised below:

1. The first floor windows must not overlook our property. Therefore window 13 should be removed and window 15 should be opaque. Window 16 will also overlook our property and should be removed as part of increasing the side setback (see point 2).
2. The first floor addition will be overbearing, leading to adverse visual impacts from our property. Therefore the side setbacks of the first floor addition should be increased to better align to the DCP requirements.
3. The gable end roof design at the rear is visually bulky. A hipped roof design would be more appropriate.
4. The materiality of the first floor addition is incongruent with the existing building and the adjoining property. We consider a tile roof like 31 Quinton Road is more appropriate. Material of higher quality than weatherboard should be considered for the wall cladding.

Overlooking

Window 13 in bedroom 3 faces our front courtyard. Considering the courtyard is protected from views from the street, this overlooking is a significant loss of privacy to a major private outdoor living space. We also consider there would be some overlooking into our first floor bathroom window.

We appreciate council must balance amenity of the proposed development, however we do not consider the window to be necessary. This is because a window in the east elevation provides sufficient light and views to the room.

Council may consider placing a condition on the consent for screening to be added to the window, however we do not consider this will solve the issue. This is because the sense of overlooking would be so severe that screening would be redundant. We would also be concerned over the enforcement of the condition.

Therefore the plans should be amended to remove window 13.

Window 15 is a high level, clear glass window for the first floor bathroom. The window faces our bathroom window, and therefore this window should be opaque to prevent overlooking. This will also ensure privacy for the residents at 33 Quinton Road.

Window 16 is a 1.7m length window in the study/bedroom 4. Although this window faces east, it would still permit overlooking along our driveway and bathroom window. This window should be removed to prevent adverse overlooking. This will be achieved by increasing the side setback as mentioned under the below objection.

First floor side setback

The first floor side setback is between 1.03m and 1.8m. The DCP requires the side setback to be a third of the wall height. As the wall height is 6.4m, this equates to a setback of 2.13m from our boundary and therefore the development is not consistent with this requirement.

A wall at over 6m in height and almost 1m from our boundary will be severely overbearing. This would result in an adverse impact on our visual amenity from our home.

While we appreciate the constrained nature of the development, we consider the side setback can be increased without adversely impacting habitability. For example, the study unreasonably, and without explanation, protrudes from the remaining elevation. This should be aligned to the remaining elevation to reduce the overbearing nature of the addition.

We suggest that council utilise the design criteria of the apartment design guidelines to balance habitability of rooms in the proposed development and the adverse impact on adjoining neighbours. For instance, the guidelines require minimum habitable room widths of 3m. If the development met these requirements, the side setback would be improved with sufficient space in the first floor addition.

First floor roof design

The first floor addition proposes a gable end roof design. We consider that this is a bulky addition that adversely impacts on the visual amenity when viewed from the rear of the neighbouring properties. A hipped roof design would be less visually obtrusive. Furthermore, it would also have less of an impact on sunlight access for 31 Quinton Road.

Materiality

The first floor addition proposes a colourbond roof and weatherboard cladding. It should be noted that this is different from the brick cladding and tile roof of the ground floor and adjoining property at 31 Quinton Road.

We have concerns that the different materials used will result in an incongruous addition that adversely impacts the amenity and character of the street. This would be inconsistent with the DCP requirement for first floor additions to complement the architectural style of the ground floor.

We suggest council receive additional details to satisfy themselves that the materiality of the first floor addition is sympathetic with the existing building (including the adjoining dwelling). Otherwise, amendments should be made to ensure the addition utilises similar materials, including tiles for the roof.

We hope these comments are taken into consideration and we look forward to the appropriate changes being made prior to determination of the application.

Sincerely,

David and Margaret Thompson

35 Quinton Road Manly