

**Applicants' response to Councils Urban Design Referral Response dated 25/10/2021**

for the

**Proposed development (Section 4.55 Application)**

at

**68A Queenscliff Road, Queenscliff NSW 2096**

It is noted that the officer responsible for the Urban Design Referral Response was concerned with several aspects of the S4.55 application, being:

- 1. The new balconies proposed facing south will present overlooking privacy and noise nuisance issues to the adjacent property to the south.*
- 2. Similarly, the proposed south facing glazed acoustic barrier to the outdoor seating area should be opaque glazing up to a height of 1.2m from the floor to reduce overlooking privacy issue to the southern neighbour.*
- 3. The applicant should address the possible amenity nuisance issues (especially light and noise) from the extended outdoor seating area which is proposed to double in size allowing more people to gather along the southern boundary.*

**In response to issue 1:**

The S4.55 as submitted included the extension of the balconies along the Bridge Rd frontage around the southern façade of the subject building as a curved feature to add horizontality in order to enhance the structures' appearance, especially to what would be a unmodulated southern façade, and, to optimise the outstanding views towards Manly, Fairy Bower and North Head. At the widest point the two balconies achieve a maximum width of 1750mm then taper down to 790mm at the western edge (internal to hob dimensions) and as such are considered modest and do not allow for external use for excessive outdoor entertaining.

It is acknowledged that the current building does not have balconies along its' southern façade, and therefore it could be argued that some additional overlooking/privacy and noise concerns could be experienced to the adjoining property to the south with the inclusion of such balconies. Interestingly though no objections have been received from any adjoining owners, and in particular, the owner of No.21A Bridge Road.

It should be noted that the fenestration and yard areas pertaining to No.21A Bridge Road address the street and are in full view from public areas. Perhaps the owner of No.21A accepts that privacy to the front of his property is presently compromised. Furthermore, the existing windows associated with the living (which are of a large proportion) and kitchen areas of 68A Queenscliff Road currently overlook No.21A.

Notwithstanding we include compromise redesign of the balcony in a manner that further mitigates detrimental effects upon No.21A Bridge Road and still offers improved amenity to the future occupants of No.68A Queenscliff Road.

Refer Diagram 1 on the following page.

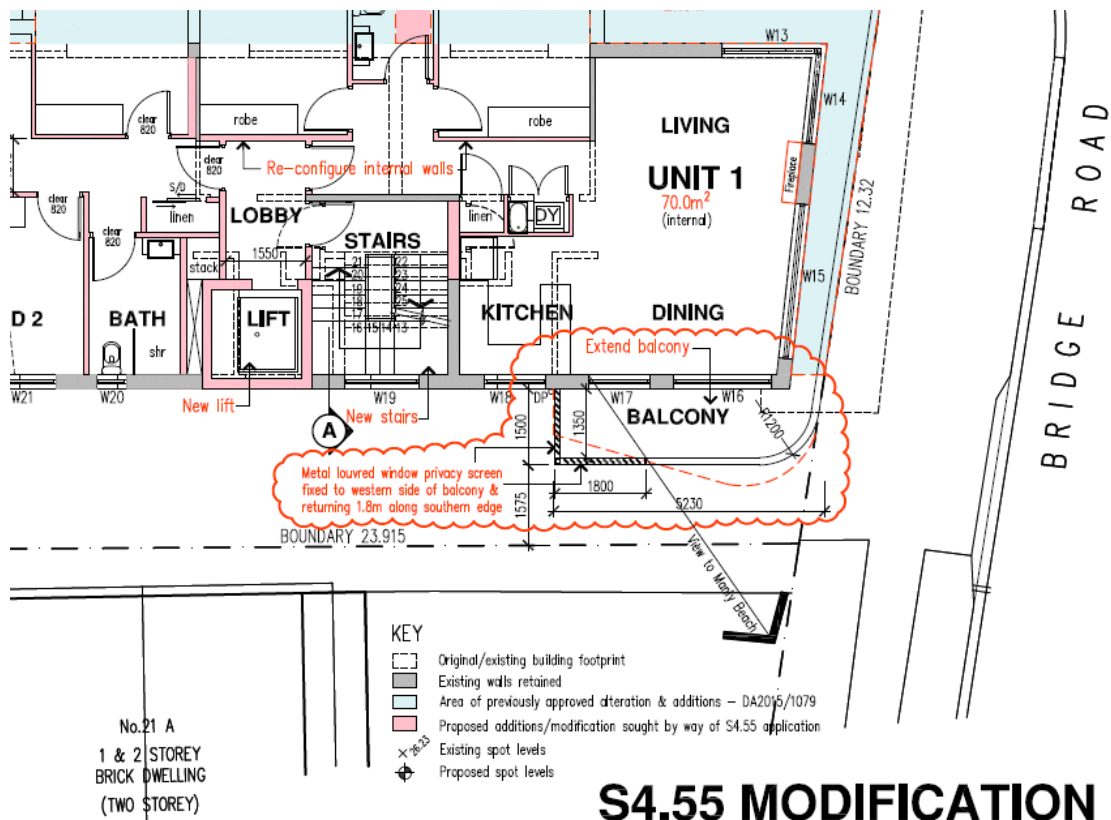


Diagram 1.

It is hoped that this compromise can be reassessed, be considered favourably and conditioned accordingly.

#### In response to issue 2:

This S4.55 application does not attempt to modify the approved south facing glazed acoustic barrier. It is unsure why this additional requirement is being requested.

The overlooking aspect across No.21A Bridge Road will not be exacerbated.



The photograph above depicts the cafes' deck area prior to the original DA approval and its subsequent demolition.

It is evident that the approved a new acoustic barrier (approved at 2.1m high) would improve what existed whilst at the same time not further diminish privacy to the adjoining site.

### In response to issue 3:

This S4.55 application modifies the deck area by simplifying and improving circulation to the accessible toilet, stairs and proposed lift.

The suggestion that the deck area is "to double in size and allow more people to gather along the southern boundary" is not correct.

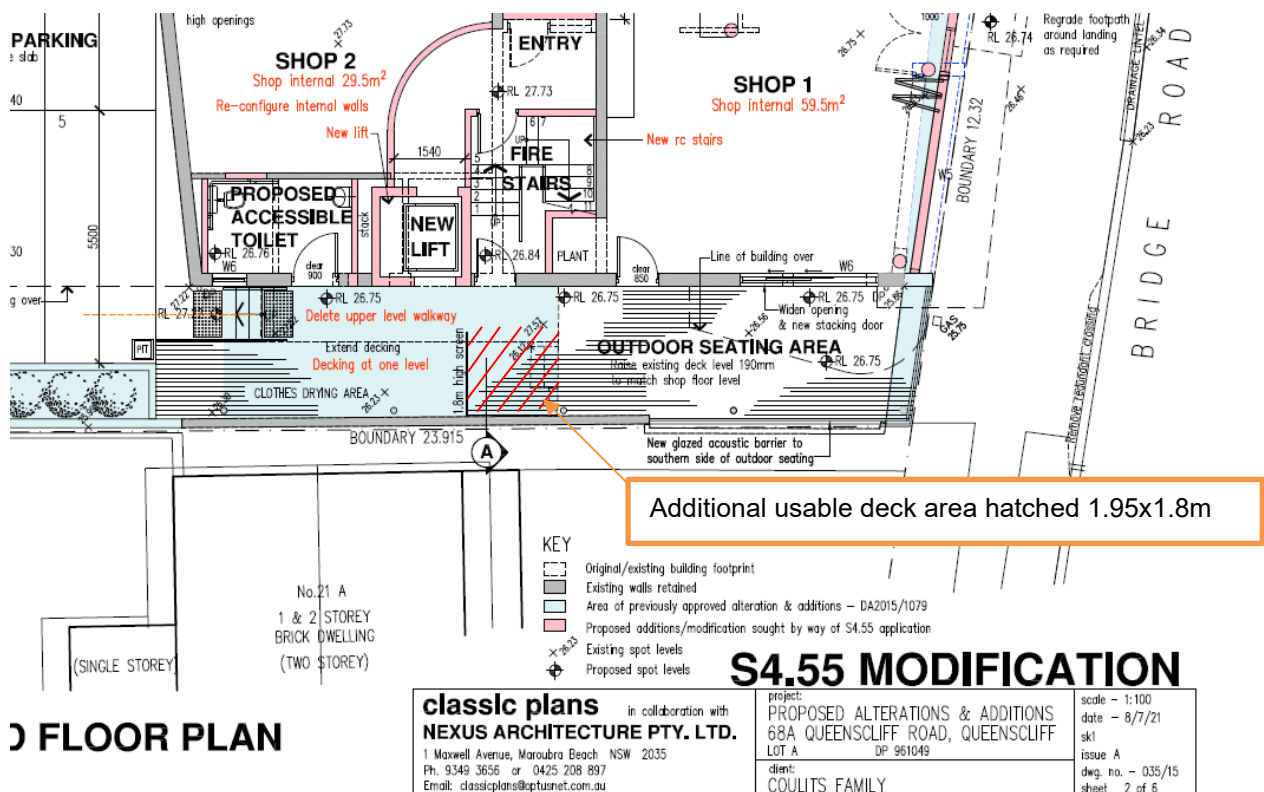


Diagram 2.

The hatched area in Diagram 2 above depicts the cafe decks' additional usable area, being only 3.5sqm. This additional area will be located behind the existing masonry block wall. A new screen will divide café area from the clothes drying area limits the cafés deck usage.

Noise and light spill issue are not expected to exceed that of the previous approval with the additional 3.5sqm of deck area. It should be noted also that there are no windows to the northern wall of No.21A Bridge Road.

Light spill will not be an issue as no lighting will be located in close proximity to the southern boundary. Lighting will be either in the form of downlights within the underside of the café roof awning, or wall lights attached to the buildings southern wall which is 3.0m from the southern boundary.

The original DA approval provided appropriate on-going conditions No.'s 39, 40, 42 and 43 in particular that needed to be complied with to safeguard the amenity to adjoining owners.

### **Conclusion**

It is felt that the limited extension of the balconies around the southern façade is an appropriate design response that will further enhance the buildings upgrade and is also a reasonable expectation given the sites location and attainable coastal views. Furthermore, the fact that no objections were received from the only affected owner should be taken into consideration.

It is considered that issues 2 and 3 of the Urban Design Referral response have been adequately addressed above. The proposal remains substantially the same as the original DA, and as such similar issue were considered and conditioned accordingly.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. G. Linn', written in a cursive style.