

Thomas Prosser
Northern Beaches Council

19 July 2021

Dear Thomas

Re: Section 4.55 for DA2021/0264

We submit the following S4.55 application to amend

DA 2021/0264 Assessment Report states:

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Visual Privacy Comment:

A condition has been imposed to ensure that WG.03 and WG.04 are constructed from obscured glazing to minimise overlooking potential.

The proposed terrace is provided with screening at the southern elevation to minimise potential for overlooking. Further to this, the area of the terrace that is within the control for the side setback is an area adjacent to the stair, generally to be used for access. This area does not provide a size that could result in recreation use that could cause unreasonable amenity impact. Overall, visual privacy is sufficiently maintained, subject to conditions.

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Condition 12 - Obscured glazing to WG03 and WG04

Windows WG03 and WG04 are to be fixed and provided with obscured glazing.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To minimise opportunity for overlooking.

REQUEST TO MODIFY

Regarding WG.03 – Bathroom window

To maintain condition of obscured glass only to a height of 1.7m above finished floor level (FFL). The obscured glass will allow visual privacy to the eye height.

Request to modify condition to allow openability of window. For health and ventilation reasons we request to have the condition modified to allow tilt only window mechanism. This still allows for required privacy.

Regarding WG.04 – Bedroom 3 window

To maintain condition of obscured glass only to a height of 1.7m above finished floor level (FFL). The obscured glass will allow visual privacy to the eye height.

Request to modify condition to allow openability of window: The BCA states habitable rooms must have openable windows. For compliancy with the BCA we request condition is amended to allow for tilt only window mechanism.

Refer to the attached architectural plans for demonstration of modification.