

Attn: Nick Keeler
Northern Beaches Council
PO Box 82
Manly NSW 1655
council@northernbeaches.new.gov.au

Dear Mr Keeler

**RE: Proposed S4.55 application to amend the current DA approval at 9-2A Booralie Road
(Application no: DA2021/0421 – Alteration and additions to a dwelling house to include a swimming pool)**

The purpose of this letter is to provide a summary of the proposed changes to the approved development consent (DA2021/0421) at 9-2a Booralie Road in order to assist you with your review/approval of the documentation. This letter is to be read in conjunction with the S4.55 architectural documentation prepared by our office dated 19.09.21 rev s4.55 Issue A and has been provided at the request of the property owners – Steven and Siobhan Kuryj

Background

- Approval for the DA (DA2021/0421) was received on 18.06.21
- CC approval by PCA was received on 02.07.21
- Construction commenced on 16.07.21

During excavation it became evident that a Sydney Water asset was located central to the proposed pool location. It is noted that the asset was not shown on any Sydney water plans, including the DBYD plans or the approved Sydney water Tap in plans. All works on site were stopped at this time. Sydney Water was notified and an inspection by Sydney Water was carried out.

Sydney Water noted that the pipe is a high-pressure water main and was incorrectly located on the subject property within 1.4m of the dwelling. Sydney Water acknowledged their knowledge of the location of this pipe, nevertheless the pipe was omitted from any available plans including DBYD and Tap in.

It is also noted that the pool was originally located per the approval in order to be outside of a local easement for drainage. Approval has been sought by the beneficiaries (House 10, 11, 12 and St Paul's Anglican Church) of this easement to build the pool within the easement and the drainage pipe has been located to run along the rear fence, therefore causing no interference.

Proposal

As demonstrated in the architectural documentation, we propose that the swimming pool is relocated to have a greater setback from the dwelling and therefore not be within proximity of the Sydney Water asset. The proposal remains largely the same however provides a way forward for all parties including the builder, client and Sydney Water. Immediate neighbours and beneficiaries to the easement have all shown their support of the application.

The property owner, Siobhan Kuryj has also been in conversation with the lead Networks Operations Engineer at Sydney Water (Amanda Ng) on this matter and Sydney Water has expressed their approval of the revised location of the pool.

The proposal seeks for a reduction to the width of the patio area in order to maximise the proposed landscaped area. The proposal requests a minor overall reduction to landscaping from the approval (refer to fig.1 below), notwithstanding in our opinion meets the objectives for the DCP to provide adequate screen planting for the pool and suitable area available for future substantial planting.

DA DEVELOPMENT CALCS - WARRINGAH LEP/DCP - NBC

SITE AREA	425.5 m2
SITE AREA ACCESS HANDLE	364.4
LOT WIDTH AT BUILDING LINE	15.7 m

CONTROL	REQUIREMENTS	EXISTING	APPROVED - DA2021/0421	PROPOSED S4.55
POOL HEIGHT ABOVE GL	max 0.6m	n/a	0.15 m	0.15 m
SIDE SETBACK	min 1m to water	n/a	0.9 m	0.9 m
REAR SETBACK	min 6m	n/a	3.608 m	3.608 m
POOL CAN BE LOCATED WITHIN 50% OF REAR SETBACK				
LANDSCAPING & OPEN SPACE	min 40%	44%	40.6%	38.4%
	total 145.76	160 m2	148 m2	140 m2
PRIVATE OPEN SPACE	min 60m2	60 m2	60 m2	60 m2

PROPOSED POOL	NARELLAN POOLS - EDEN SLIMLINE
POOL CAPACITY	11,000L

Fig 1 – site calculations – Rich Carr Architects

We trust that the enclosed background and summary of the proposal read in conjunction with the associated S4.55 architectural documentation provides clarity in the rationale and appropriateness of the proposal. The rear yard has sat as an excavated building site since 16th July 2021 with no further works undertaken since, we therefore request your attention to this matter to assist in rectification at the earliest convenience.

Please do not hesitate to contact us at Rich Carr Architects should you have any questions or comments pertaining to this application.

Kind Regards,

Richard Carr
Director

Nominated Architect Richard Carr– NSW ARB 9697

