

16 January 2024

Development Advisory Service Team
Planning and Development
Northern Beaches Council

COVER LETTER

PROPOSED NEW CONCRETE SWIMMING POOL, DECK, AND ASSOCIATED WORKS

DANIELLE AND JAMES DIVE

No. 20 COREEN AVENUE, TERREY HILLS 2084

LOT 57 DP 238658

Please find attached and submitted through the NSW Planning Portal all required plans and documentation for the proposed works at 20 Coreen Ave, Terrey Hills.

The application was previously submitted and returned as Council had requested additional information be supplied.

This included a Boundary Identification Survey of the property. This has been updated to include all the information requested and supplied with this submission.

A BASIX Certificate. This request is for a BASIX Certificate as the pool is under 40,000L. No certificate is required with this application as the pool is under the 40,000L minimum for a certificate to be issued.

Aboricultural Impact Assessment Report. The request does state that no report is required if the trees in question are species that can be removed without permission (Exempt Tree Species or trees under 5m in height).

Please note that the trees along the western side boundary are Lilly Pillys and have been planted by the owners as a privacy hedge. The hedge is regularly kept at under 5m in height. There should be no issue in removing these trees if necessary. New screen planting can be added after construction if required. Screen planting will be discussed with the neighbours.

The two trees in the middle of the yard, requested to be removed, are Japanese Maples. These two are also approximately 4-5m in height. Council should have no concern with these being removed as well.

It is requested that no arborist report be required with this application.

The owners are keen gardeners and the site has an abundance of plants, trees, and hedges.

Photos of the rear of the site are also included.

Please let me know if you require anything else or have any questions.

Regards

Paul Norman
Right Angle Design and Drafting

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