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7th April 2022

Planning and Assessment
Northern Beaches Council
PO Box 82
Manly NSW 1655

RE: DA2021/2564
20 Leinster Avenue
Killarney Heights NSW 2087

In response to Council's letter dated 22nd March 2022, we have made the following revisions to the proposed design & submission:

Garage

- Reduced the width of the garage to provide a set-back from the eastern side boundary. Please note that a 900mm setback parallel to the boundary will not provide a parking space compliant with the Australian Standards. This was illustrated & provided to Adam Croft on 30th March. The revised width provides a setback >900mm for half of the length of the garage.
- We have provided an Eastern elevation that indicates the relationship of the neighbour's roof (number 22) & their windows to the proposed garage. It illustrates that the windows are mostly over the proposed garage & therefore the garage will not be receiving less natural light than the existing. It should be noted that these windows are not the primary windows to the spaces.

Swimming Pool

- The rear setback of the pool has been increased to 2.5m (the shape of the pool means that the majority of the pool is greater than this).
- The pool is located to minimise excavation & utilise existing rock forms. It is also located to retain an existing frangipani in the centre of the site & rock forms with rock steps traversing the site. This location minimises disruption to the existing landscape, which is a priority to all properties.
- We have provided analysis to indicate the minimal impact of the pool to neighbours. It should be noted that the standing point of the pool is >7.1m from the rear boundary. This is 1.1m beyond the rear building line permitted for a building (ie we could be proposing a single storey building (or more)) at this point, rather than an outdoor pool terrace that is used occasionally.
- Please take into consideration that it is beyond the control of our clients to manage the levels on the neighbouring site and therefore this should not be a limitation to the subject property. The pool is 1.9m maximum height above the rear of the subject site. This is a suitable proposal to avoid disturbing the rock forms with excavation (& the subsequent noise with this process).
- Please note that the previous pool size complied with the DCP control that pools are permitted to breach the rear setback area by 50%. This setback area is a total of 83.5sqm, our previous pool design projected 23.3sqm where by breaching the 6m area by 28%. We can provide this diagram if required.

We have provided revised documentation to illustrate the proposed changes.

| Item | Prepared By |
|---|-------------|
| Revised A3 Proposed Architectural Documentation | Atelier M |

Please do not hesitate to contact me if I can be of any assistance.

Yours faithfully,
Miriam Green