



BLACKWOOD ARCHITECTS

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10 November 2022

Chief Executive Officer
Northern Beaches Council
PO Box 82
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Email: Gareth.David@northernbeaches.nsw.gov.au

Attention

Gareth David, Development Assessment Officer
Steve Findlay, Manager Development Assessment

Dear Sirs

Development Application No: DA2022/1343 for alterations and additions to a dwelling house including a spa pool at 12 Collaroy Street, Collaroy.

I refer to your letter, dated 27 October 2022, identifying issues as follows:

1. Rear boundary setbacks to the proposed spa pool.
2. Landscape open space deficiencies.
3. Access to sunlight in respect of the shadows cast by the spa pool.
4. Privacy impacts on adjacent property in respect of the pool and proposed deck located above the garage.

The applicant has selected to prepare and submit further supporting information/amendments, which has been uploaded today to the NSW Planning Portal.

The architectural drawings have been amended as **Revision A, Issue 10.11.22**, to address the issues 1 to 4 listed above, as follows:

1. Rear boundary setbacks to the proposed spa pool.

The spa pool has been reduced in size from 4m x 4m to 3 x 3m and the side and rear setbacks increased from 1 metre to 2 metres in relation to the southern and eastern boundaries. The increased setbacks will ensure opportunities for deep soil landscape areas to be achieved and create an improved sense of openness in the rear yard. An updated BASIX for the smaller spa pool volume is provided.

2. Landscape open space deficiencies.

The amended application for the proposed development with the reduction in paved and pool coping areas and the increased side and rear setbacks for the spa pool will provide a total Landscape Open Space (LOS) of 29.3%. The total LOS area of 137 square metres is made up of 113 square metres to the rear yard plus 24 square metres to the existing front yard.



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NSW Architects Registration Board
Douglas Blackwood Sewell
Registered Architect: 3856

The 29.3% of Landscape Open Space is a significant improvement when compared with the 20.5% landscape area calculated by Council for the first DA submission.

There are sufficient merit grounds for a variation to Part D1 *Landscape Open Space* based on the resultant improvement in local amenity, which responds to the characteristics of the site and the qualities of the surrounding neighbourhood. Furthermore, the density of the locality, small site area of 467.9 m² and footprint of the existing dwelling constrain opportunities to achieve the required development standard.

3. Access to sunlight in respect of the shadows cast by the spa pool.

The increased rear and side setbacks of the proposed spa will mitigate the impact of the shadows cast by the pool coping, in particular to the private open space of 10 Collaroy Street. Updated shadow diagrams for the winter solstice and equinox indicate the shadows cast by the pool coping will be less than the shadow cast by the existing 1.8 metre boundary fence. An updated Certification of Shadow Diagrams is provided.

4. Privacy impacts on adjacent property in respect of the pool and proposed deck located above the garage.

The width of the coping around the spa has been reduced from 1 metre to 0.6 metres to inhibit use of this area. Obscured glazing will be provided to the south and east sides of the pool area to mitigate potential loss of privacy to the neighbouring properties. The deep soil landscaping to the 2 metre setbacks will further improve privacy.

The proposed side deck above the garage in the amendment has been reduced in size by 40% to 21 square metres to limit the capacity of the deck to restrict large group gatherings. The introduction of a planter box on the east side of the deck will increase the side setback of the effective useable area of the deck to 1.7 metres and provide screen planting. A privacy screen has been added to further mitigate opportunities to overlook the adjacent house at 10 Collaroy Street from the proposed deck.

I trust that the amended development application, submitted as a genuine attempt to address the issues in their entirety, is sufficient to enable you to proceed with your assessment and determination of the application.

Yours faithfully



A Douglas Blackwood Sewell
Registered Architect NSW No; 3856

cc Mr Geoff Sparke

Encl:
Amended Architectural Set DA2022/1343 REV A, Issue 10.11.22
Amended BASIX
Updated Certification of Shadow Diagram