
From: William Fleming
Sent: 19/05/2025 2:52:50 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: submission RE; 25 Aranda Dr, Davidson
Attachments: 23 Aranda Drive^J DAVIDSON ammendments.pdf;

Please find a submission attached re: 25 Aranda Dr, Davidson - DA2025/0401

Kind regards,
Will

William Fleming

BBF Planners - Director



16 May 2025

The General Manager
Northern Beaches Council

Attention: Simon Ferguson-Tour

Dear Sir,

DEVELOPMENT APPLICATION DA (DA2025/0401) ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL 25 ARANDA DRIVE, DAVIDSON

1.0 INTRODUCTION

I write on behalf of the owners of 23 Aranda Drive in response to the development application lodged for 25 Aranda Drive. 23 Aranda Drive is located to the east of the subject site. I have reviewed the submitted documentation, visited my Client's property, and have a clear understanding of their concerns in relation to the subject DA.

2.0 PRIVACY

Concern is raised with regard to privacy impacts with the proposed alterations and additions. My client has a swimming pool and patio area adjacent to the common boundary which is identified below:

Australian Company Number 121 577 768

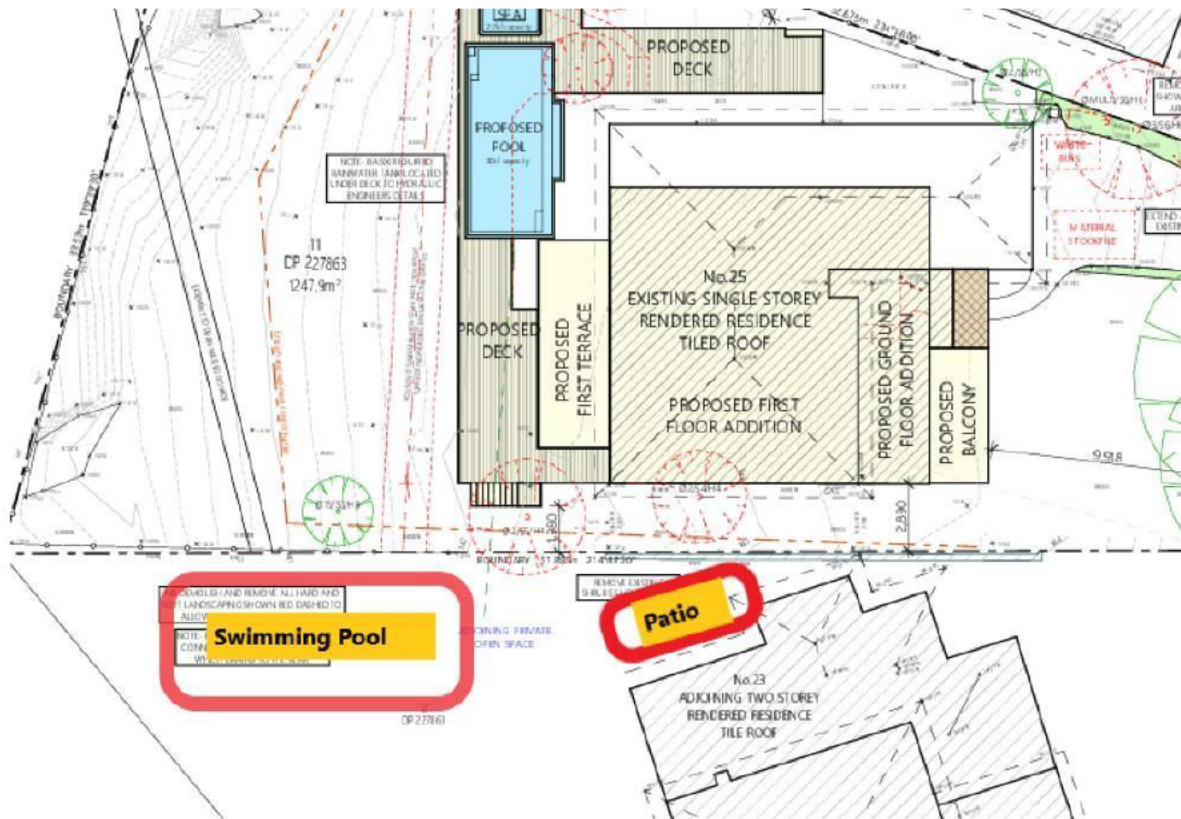


Image 1: Site plan indicating private open space areas of No. 23 Aranda Drive

The development seeks to provide a large deck with pool incorporated which will be raised above ground level. The deck will also provide stairs adjacent to the common boundary down to the rear yard. My clients have a swimming pool that will be overlooked by the large deck and terrace proposed and raises visual privacy concerns.

It is considered that the portion of deck to the east, accessed from the rumpus room, is superfluous to the needs of the occupants regarding the amount of private open space required for the home. The dwelling will provide an abundance of decking areas directly accessed from the main living area in association with the pool that the eastern area of decking is superfluous and creates privacy impacts.

We seek that this portion of deck be deleted or significantly reduced in scale. Alternatively, the decking could be split levelled to lower the deck to be closer to existing ground level to minimise overlooking concerns.



Image 2: Potential option to lower the eastern portion of the deck to be closer to existing ground level and limit overlooking

The first-floor terraces also give rise to privacy impacts and overlooking concerns. The first-floor terraces are unnecessarily large considering they are accessed from bedrooms and are not the main private open space areas of the home. The inclusions of privacy screens (which could be adjusted over time) to the rear first floor terrace does little to address overlooking and does contribute to visual bulk, which will be discussed further in this submission.

The privacy impacts are exacerbated by the removal of trees along the common boundary which currently do provide additional privacy screening. We note that tree replacement is required as per the landscaping referral however it is unclear as to where they will be replaced and what species.

With the current design my client raises concern about the position of the external stairs along the boundary. As this will become the access to the rear yard it is anticipated that it will be used

frequently. Ideally, the stairs are relocated away from the side boundary or removed entirely (considering there is another access) to minimise visual and acoustic privacy impacts. If the portion of deck was lowered, as suggested, those impacts would be minimised as well.

The first-floor addition on the south-east elevation includes a large window to the staircase. It is requested that this window be made frosted glass as it will directly overlook the patio area which my client uses frequently.

3.0 SOLAR ACCESS

The provided shadow diagrams demonstrate that my client's patio and living area will be overshadowed and receive less than 3 hours of solar access in mid-winter. This is the main usable private open space area of their home and frequently used. Note: There are glass bi-fold doors leading off the patio leading into our living area. Shading as shown on applicants' proposal will totally block the sunshine my clients currently enjoy.

The shadows identify that by 12pm the patio area will be entirely overshadowed. We acknowledge that this is not their only private open space area however the rear yard is predominately taken up by a swimming pool which is frequently used in summer but not as frequently as the patio used each day.

The first-floor addition has been sited to be closer to the common boundary with No. 23, and it is this design choice that is impacting on the solar access to their patio area as well as impacting their solar panel's ability to capture sun. It is considered that if the first-floor addition was sited more centrally on site that solar access would be improved. Alternatively, a flatter roof design may achieve a greater solar access outcome.

4.0 BUILDING BULK

The southeast side elevation will present a unrelieved and unarticulated wall presentation to No. 23. In this regard, the proposal is inconsistent with clause D9, building bulk, which include requirements that state:

- 1. Side and rear setbacks are to be progressively increased as wall height increases.*

2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.

The first floor addition continues the established ground floor side setback creating an unarticulated wall which will create unreasonable visual impacts for No. 23. The inclusion of large privacy screens to the upper level balconies also create unreasonable visual impacts by effectively continuing the wall.

We seek amendments that will reduce the visual impact of the wall presentation. Ideally, the first floor is stepped back further from the ground floor which should help improve the overshadowing outcome as well.

5.0 SUMMARY

It is my clients' submission that the proposed works will have an adverse impact on the privacy, solar access and visual impact of the proposed development.

My client is not opposed to the development and it is hoped that their concerns are considered reasonably. We hope that amendments to the plans are adopted to address the issues raised in this submission.

Please don't hesitate to contact me should you have any questions.

Yours sincerely



William Fleming BOSTON BLYTH FLEMING
BS, MPLAN