

CEO Northern Beaches Council
725 Pittwater Road
DEE WHY 2099

22 December 2022

Attention: Jordan Howard
jordan.howard@northernbeaches.nsw.gov.au

Dear Jordan,

Thankyou for your email dated 20 December 2022 regarding DA2022/1982 for alterations and additions to a dwelling at 80 Stella Street Collaroy Plateau.

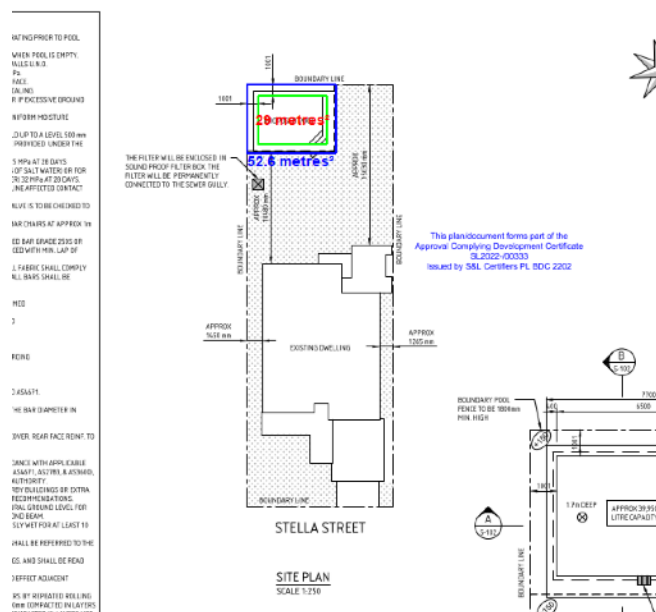
In relation to the CDC approved on the site for an inground swimming pool, we acknowledge that this development will change the landscape open space calculations provided in the documentation accompanying the Development Application.

As such, we provide below an assessment of the landscape open space of the proposed additions as now altered by the approved pool.

Warringah DCP 2013

Landscaped Open Space and Bushland

The proposed additions result in a minor variation to the landscaped open space provisions of Warringah DCP 2013. Together with the paving and coping required for the newly approved inground pool, the overall calculation of landscaped open space reduces to 203sqm, from 226.78sqm without the pool. This amounts to a landscaped open space of 37.8% where 40% is the requirement. The calculations removing the relevant hard surface area from the approved pool area are provided below:



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The deficiency in landscaped open space proposed below the requirement of 215sqm (40%) is 12sqm. Below is an assessment against the objectives of the relevant DCP provision, demonstrating that the variation to the requirement is worthy of approval in the circumstances.

- *To enable planting to maintain and enhance the streetscape.*

The variation in landscaped open space has no impact upon the streetscape as all works proposed are within the rear yard and not visible from Stella Street.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

The proposed works do not require any tree removal, excavation of the site, or removal of rock or other habitat.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Whilst the height of the existing dwelling does not change, we note that the location of the proposed deck adjoining the dwelling maximises the space available for planting in the large rear yard area, which provides significant scope for enhanced canopy and understorey plantings on the site. The bulk and scale of the dwelling does not materially change as the proposed deck is an open and minor structure.

- *To enhance privacy between buildings.*

Privacy from the proposed deck has been assured through the provision of a privacy screen to the southern side. Despite the minor variation, ample additional opportunities for planting remain in the rear yard to enhance privacy should this be required

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

The proposed small deck provides improved access and enjoyment of the rear yard from the dwelling, and the minor 12sqm deficiency in the landscaped open space requirement has no adverse impact upon recreational opportunities for the occupants. Recreation is purposefully increased by the proposed deck notwithstanding the minor variation.

- *To provide space for service functions, including clothes drying.*

These functions are already appropriately provided on site.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

The minor variation will not adversely effect the infiltration capacity on the site, and all stormwater remains disposed of through the existing system.

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Notwithstanding the proposed variation, the development as applied for meets the objectives of the Landscaped Open Space requirements and is worthy of approval.

Please feel free to contact me should you require any further information.

Regards,



Anna Williams

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Director

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