



northern
beaches
council

3 July 2020



Susan E Root, Matthew K Root
C/- Vaughan Milligan Development Consulting Pty Ltd
PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam,

Development Application No: DA2020/0274 for Alterations and additions to a dwelling house at 67 Marine Parade AVALON BEACH.

I refer to your Application which is under assessment by Council.

The assessment of your application has revealed issues, which prevent Council from supporting the proposal in its current form.

The following is a list of the issues identified:

Privacy Impact on Adjoining Dwelling at No.65 Marine Parade

The application does not comply with Part C1.5 Visual Privacy of Pittwater DCP 21.

The glass roof adjoining the lounge room on the proposed 1st floor will have an adverse privacy impact on the private open space (existing and recently approved) of the adjoining property at No.65 Marine Parade.

This glass roof is in effect a large window that overlooks the southern side boundary of the site and the adjoining property. Whilst it is acknowledged that this window attempts to capitalise on views to the south, this should not come at the expense of the adjoining properties visual privacy.

Visual Impact of Master Bedroom Structure

The application does not comply with Part D1.20 Scenic Protection Category One Areas of Pittwater DCP 21.

The rear structure of the dwelling that encompasses the master bedroom is located in a visually prominent part of the site. The total height of this part of the dwelling will extend approximately 6m above the highest natural point of the site and the ridgeline of the adjoining cliff / coastline.

The effect of the 2 storey structure at this point of the site will interrupt the natural presentation of this ridgeline and result in a visual impact that is inconsistent with the purpose of the Scenic Protection Area in which the land is located.

It is recommended that a single story structure, as proposed in the previous application, is more appropriate in this part of the site.



Council is providing you with three options to progress the handling of your application:

1. Prepare and submit further supporting information addressing the issues by 24 July 2020 (21 days); or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 24 July 2020 at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

Anna Williams
Manager, Development Assessment