



northern
beaches
council

17 July 2020



Rama Architects Pty Ltd
Attn: Daniel Raymond
Shop 6 20 Avalon Parade
AVALON NSW 2107

Dear Sir/Madam,

Development Application No: DA2020/0381 for Alterations and additions to a dwelling house at 16 Bilwara Avenue BILGOLA PLATEAU.

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:

Master Bedroom Windows

The windows (W9 and W10) to the master bedroom will have an adverse impact on the visual privacy of the adjoining dwelling at No.14 Bilwara Avenue. These windows will directly look into the adjoining property's living room and will not comply with Council's policy for visual privacy.

Swimming Pool

The proposed swimming pool will result in a visual privacy impact to the adjoining property at No.14 Bilwara Avenue, based on its close proximity to the boundary and its elevated position above the adjoining area of private open space. The pool is also non-compliant with the side setback of 2.5m specified under the Pittwater21 Development Control Plan.

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 (14 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 31 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

A handwritten signature in black ink, appearing to read 'Anna Williams', written over a dotted line.

Anna Williams
Manager, Development Assessment