
Sent: 4/12/2019 1:54:00 PM
Subject: Development Application No. DA2019/1200 for Alterations and additions to a dwelling house including secondary dwelling at No. 48 Fisher Road DEE WHY.
Attachments: Request for Withdrawal of Development Application - Thi My Lien Nguyen.DOCX;

Dear Thi Nguyen,

Please find a letter attached that requests your development application be withdrawn for enclosed said reasons.

Any questions please call to discuss.

Please advise you have received this email.

Kind Regards

Kevin Short
Planner

Development Assessment
t 02 9942 2143 m 0409 363 865
kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au





5 December 2019



Thi Nguyen
48 Fisher Road
DEE WHY NSW 2099

Dear Thi Nguyen,

Development Application No. DA2019/1200 for Alterations and additions to a dwelling house including secondary dwelling at No. 48 Fisher Road DEE WHY.

Council has completed a preliminary assessment of your application which was received by Council on 29 October 2019 and has identified a number of areas of non-compliance and insufficient information that will not allow Council to support the application in its current form.

These matters are as follows:

Warringah Development Control Plan

cl. C3 Parking Facilities: The location of the proposed Bath within the Garage will not allow two (2) cars to park within the garage. Hence, only one (1) carparking space will be provided on-site which does not comply with the minimum two (2) space requirement.

cl. D2 Private Open Space: Contrary to the requirements of the control, private open space is provided within the primary front building setback area to Fisher Road. Further, this area is not integrated with and directly accessible from the living area of the dwelling.

cl. D6 Access to Sunlight: The submitted shadow diagrams do not clearly demonstrate compliance with the control in that a minimum of 50% of the private open space of the adjoining property to the south, being No. 46 Fisher Road, would receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

cl. D8 Privacy: The first floor levels of the southern elevation of the dwelling and secondary dwelling will cause unsatisfactory and unreasonable privacy and acoustic impacts to the adjoining property to the south, being No. 46 Fisher Road.

cl. D9 Building Bulk: The southern side setbacks of the dwelling and secondary dwelling are not progressively increased as the wall height increases and this will generate adverse visual outlook impacts on the adjoining property to the south, being No. 46 Fisher Road.

E1 Preservation of Trees or Bushland Vegetation: No information (i.e. arborist report) has been provided in relation to the impact of the development on trees located within the southern side setback area of the site as well as one (1) tree located within No. 3 McIntosh Road and one (1) tree located within No. 46 Fisher Road.



Advice to Applicant

The extent of the issues outlined above, result in Council being unable to support the proposal in its current form.

You are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above. Council will not accept any additional information or amendments to this current application.

Should you choose to withdraw this application within seven (7) days of the date of this letter, Council will refund 75% of the development application fee. If you have not contacted Council by 19 December 2019, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to council@northernbeaches.nsw.gov.au. To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application. If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

| | |
|-----------------|--|
| Bank | |
| Name on Receipt | |
| BSB | |
| Account Number | |
| Email Address | |

If you have not contacted Council by 19 December 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.

Should you wish to discuss any issues raised in this letter, please contact Kevin Short (Planner) on 9942 2143 between 9.30am to 3.30pm Monday to Friday.

Yours faithfully



A handwritten signature in blue ink, consisting of stylized, flowing letters that appear to be 'R. Piggott'.

Rodney Piggott
Manager, Development Assessment