
Sent: 27/09/2019 9:28:00 AM
Subject: Request to withdraw Development Application DA2019/0973 for Construction of a swimming pool at No. 107 Plateau Road Bilgola Plateau
Attachments: Request for Withdrawal of Development Application - Jeffrey Charles Brunette.DOCX;

Dear Jeffrey C Brunette,

Please find attached a letter with reasons requesting that your application be withdrawn.

If you have any enquiries please contact me.

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





26 September 2019



Jeffrey C Brunette
C/- Pacific Pools Pty Ltd
84 Third Road
BERKSHIRE PARK NSW 2765

Dear Jeffrey Brunette,

Development Application No: DA2019/0973 for Construction of a swimming pool at No. 107 Plateau Road Bilgola Plateau

Council has completed a preliminary assessment of your application which was received by Council on 05/09/2019 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:

Pittwater Local Environmental Plan 2014:

cl. 4.3 Height of buildings: Submitted plans, including the side elevations of the swimming pool and associated retaining walls, are not to scale and do not show respective reduced levels consistent with the survey.

Pittwater 21 Development Control Plan:

cl. B3.1 Landslip Hazard: Given the extent of excavation and location of the pool near the side boundary, a geotechnical assessment report must be submitted with the development application in accordance with the Geotechnical Risk Management Policy for Pittwater.

cl. C1.5 Visual Privacy: The use of the proposed pool will allow for overlooking into the private open space areas of the adjoining property to the north, being No. 105 Plateau Road.

cl. D3.3 Building colours and materials: A clear and unambiguous schedule specifying the external colours and materials to be used has not been submitted with the development application.

cl. D3.7 Side and rear building line: The edge of the swimming pool breaches the 1.0m side building line.

Advice for the 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 4 October 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	
Account Name	
BSB	
Account Number	
Email Address	

If you have not contacted Council by 4 October 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 on 1300 434 434 between 8.30am to 5.00pm Monday to Friday.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Piggott'.

Rodney Piggott
Manager, Development Assessment