
Sent: 17/12/2019 7:51:00 AM
Subject: Development Application No: DA2019/1357 for Alterations and additions to a residential flat building including a swimming pool at 2/86 Anzac Avenue Collaroy
Attachments: Request for Withdrawal of Development Application - Nicole Lisa Hallett - Bryan Joseph Hallett.DOCX;

Dear Bryan and Nicole,

Please find a letter attached that requests your development application be withdrawn for enclosed said reasons.

Any questions please call/email 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



northern
beaches
council



17 December 2019



Bryan & Nicole Hallett
58B Suffolk Avenue
COLLARROY NSW 2097

Dear Bryan & Nicole,

Development Application No: DA2019/1357 for Alterations and additions to a residential flat building including a swimming pool at 2/86 Anzac Avenue Collaroy

Council has completed a preliminary assessment of your application which was received by Council on 28 November 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 2011

cl. D1 Landscaped Open Space: Existing landscaping is calculated to be substantially below the minimum 40% requirement of the control. The proposed pool deck and seating area will worsen the existing non-compliance and therefore cannot be supported.

cl. D13 Front Fences and Front Walls: Insufficient details have been submitted with submitted plans in relation to the proposed front fencing and retaining walls. Submitted plans do not show side, front and rear elevations or sections for these structures.

cl. D16 Swimming Pools and Spa Pools: A site inspection and the submitted plans show that the swimming pool is in close proximity to canopy trees located within the subject setback area and adjoining property. In this regard, no advice (i.e. Arborist report) has been provided with the application to demonstrate the impact of the pool on nearby trees.

cl. E1. Preservation of Trees or Bushland Vegetation: As detailed above, the pool as well as associated retaining walls and excavation works are located within close proximity to canopy trees and no advice has been provided in relation to potential impacts of the development on these trees.

cl. E10 Landslip Risk: The submitted geotechnical report provides that fill batter for the Right of Way has partially collapsed and that fill works may be required within the ROW area and further downslope into the subject property. Further details are required for these works. In addition, Owner's consent for such works within the ROW has not been provided with the application.



Insufficient Plan Details

Insufficient details have been submitted with submitted plans in relation to the proposed pool seating, deck and stairs. Submitted plans do not show side, front and rear elevations or sections for these structures.

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 ten (10) days of the date of this letter, Council will refund 75% of the development application fee. If you have not contacted Council by 27 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 27 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 on 9942 2143 between 9.30am to 3.30pm Monday to Friday.

Yours faithfully



A handwritten signature in blue ink, appearing to be 'R. Piggott'. The signature is fluid and cursive, with a large initial 'R' and a smaller 'P'.

Rodney Piggott
Manager, Development Assessment