

13 August 2019



Carry Socrates , Helen Hapsellis  
10 Poulton Parade  
FRENCHS FOREST NSW 2086

Dear Sir/Madam

**Application Number:** DA2019/0353  
**Address:** Lot 24 DP 221216 , 10 Poulton Parade, FRENCHS FOREST NSW 2086  
**Proposed Development:** Demolition Works and construction of a dwelling house and swimming pool

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Nick Keeler  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2019/0353
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	Carry Socrates Helen Hapsellis
<b>Land to be developed (Address):</b>	Lot 24 DP 221216 , 10 Poulton Parade FRENCHS FOREST NSW 2086
<b>Proposed Development:</b>	Demolition Works and construction of a dwelling house and swimming pool

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	13/08/2019
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### Reasons for Refusal:

1. Pursuant to Section 4.14 of the Environmental Planning and Assessment Act 1979, no bush fire risk assessment and certificate has been submitted to enable consent to be granted to the application.
2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause D8 Privacy of the Warringah Development Control Plan.

## Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

*NOTE: A fee will apply for any request to review the determination.*

## Right of Appeal

If you are dissatisfied with this decision Division 8.3 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

**Signed**                      On behalf of the Consent Authority



Name                      Nick Keeler, Planner

Date                      13/08/2019