

20 April 2023



Kerrie Shimeld
51 Careel Head Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: REV2023/0002
Address: Lot 30 DP 22275 , 82 Binburra Avenue, AVALON BEACH NSW 2107
Proposed Development: Review of Determination of Application DA2022/0885 for
Alterations and additions to a dwelling house including garage

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

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

Regards,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	REV2023/0002
Determination Type:	Review of Determination

APPLICATION DETAILS

Applicant:	Kerrie Shimeld
Land to be developed (Address):	Lot 30 DP 22275 , 82 Binburra Avenue AVALON BEACH NSW 2107
Proposed Development:	Review of Determination of Application DA2022/0885 for Alterations and additions to a dwelling house including garage

DETERMINATION - REFUSED

Made on (Date)	12/04/2023
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Reasons for Refusal:

1. 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 Part A4.1 Avalon Beach Locality, of the Pittwater 21 DCP, in that it does not minimise bulk and scale.
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 Part D1.8 Front building line, of the Pittwater 21 DCP, in that it does not adequately respond to the existing urban environment.
3. Pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979 the development application has not provided sufficient information to undertake a full assessment of the proposal.

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

Steven Findlay, Manager Development Assessments

Date

12/04/2023