

11 February 2020



Classic Plans
1 Maxwell Avenue
MAROUBRA NSW 2035

Dear Sir/Madam

Application Number: DA2019/0845
Address: Lot A DP 961049 , 68 A Queenscliff Road, QUEENSCLIFF NSW 2096
Proposed Development: Demolition works and construction and strata subdivision of a shop top housing comprising 2 commercial units and 5 residential units

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,



Matthew Edmonds
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2019/0845
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Classic Plans
Land to be developed (Address):	Lot A DP 961049 , 68 A Queenscliff Road QUEENSCLIFF NSW 2096
Proposed Development:	Demolition works and construction and strata subdivision of a shop top housing comprising 2 commercial units and 5 residential units

DETERMINATION - REFUSED

Made on (Date)	05/02/2020
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Reasons for Refusal:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of the Environmental Planning and Assessment Act 1979
2. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of State Environmental Planning Policy 65 - Design Quality of Residential Flat Development.
3. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the Clause 1.2 Aims of The Plan of the Warringah Local Environmental Plan 2011.
4. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the objectives of Zone B1 Neighbourhood Centre of the Warringah Local Environmental Plan 2011.
5. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause 4.3 Height of Buildings of the Warringah Local Environmental Plan 2011.
6. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause 4.6 Exceptions to Development Standards of the Warringah Local Environmental Plan 2011.
7. 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 the following clauses of the Warringah Development Control Plan:

- Clause C2 Traffic, Access and Safety
- Clause C3 Parking Facilities
- Clause C4 Stormwater
- Clause C9 Waste Management
- Clause D3 Noise
- Clause D7 Views
- Clause D8 Privacy
- Clause D9 Building Bulk
- Clause D11 Roofs
- Clause F1 local and Neighbourhood Centres

8. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not in the public interest.

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 Matthew Edmonds, Manager Development Assessments

Date 05/02/2020