

23 November 2018



Gregory Bruce Natrass  
C/- Vaugan Milligan Development Consulting Pty Ltd PO Box 49  
NEWPORT BEACH NSW 2106

Dear Sir/Madam

**Application Number:** DA2018/1066  
**Address:** Lot 11 DP 12435 , 27 Kevin Avenue, AVALON BEACH NSW 2107  
**Proposed Development:** Subdivision of one lot into two lots, demolition works and construction of a driveway

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,



Rodney Piggott  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2018/1066
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	Gregory Bruce Natrass
<b>Land to be developed (Address):</b>	Lot 11 DP 12435 , 27 Kevin Avenue AVALON BEACH NSW 2107
<b>Proposed Development:</b>	Subdivision of one lot into two lots, demolition works and construction of a driveway

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	21/11/2018
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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 Clause 1.2 Aims of The Plan of the Pittwater Local Environmental Plan 2014.
2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause 4.1 Minimum subdivision lot size of Pittwater Local Environmental Plan 2014.
3. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause 4.6 Exceptions to development standards of Pittwater Local Environmental Plan 2014.
4. Pursuant to Section 79C (1) (a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause 5.9 Preservation of trees or vegetation of Pittwater Local Environment Plan 2014.
5. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause A1.7 Considerations before consent is granted of Pittwater Development Control Plan 2014.
6. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause A4.1 Avalon Beach Locality of Pittwater 21 Development Control Plan.
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 B4.22 Preservation of Trees and Bushland Vegetation of the Pittwater 21 Development Control Plan.

8. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause C1.1 Landscaping of Pittwater 21 Development Control Plan.
9. 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 C4.7 Subdivision - Amenity and Design of the Pittwater 21 Development Control Plan.
10. 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 D1.8 Front building line of the Pittwater 21 Development Control Plan.

## Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

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

## Right of Appeal

If you are dissatisfied with this decision Section 97 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



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Name                Rodney Piggott, Manager Development Assessments

Date                 21/11/2018