



Warringah Council

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No: DA2008/0177

DEVELOPMENT APPLICATION DETAILS

Applicant Name: *Charles Kirk Hoatson & Joanne Maree Hoatson*

Applicant Address: *C/O Jo Gillies Architect
Shop 1/1000 Pittwater Road Collaroy NSW 2097*

Land to be developed (Address): Lot 1, DP 313699 & Lot C, DP 954998,
1156 Pittwater Road COLLAROY NSW 2097

Proposed Development: *New dwelling following demolition of the existing dwelling*

APPLICATION REFUSED

Made on (Date): 28 August 2008

Reasons for Refusal:

A. That the Development Application No: DA2008/0177 for construction of a new dwelling following demolition of the existing dwelling , at Lot 1, DP 313699, 1156 Pittwater Road COLLAROY NSW 2097 & Lot C, DP 954998, 1156 Pittwater Road COLLAROY NSW 2097 be Refused subject for the following reasons:

1. Pursuant to Section 79C(1)(a)(i) and (b), of the Environmental Planning and Assessment Act, 1979 and Clause 20(1) of Warringah Local Environmental Plan 2000, as the proposed development is not consistent with the Desired Future Character Statement for the D1 Collaroy/Narrabeen Locality as it does not adequately address the current and future hazards of wave impact and coastal erosion.
2. Pursuant to Section 79C(1) (b) of the Environmental Planning and Assessment Act, 1979, Clause 12 (2) (b) and Schedule 13 of Warringah Local Environmental Plan 2000 the proposed development fails to provide setbacks in accordance with the Setback to the Beach Built Form Control.
3. Insufficient information has been submitted to properly consider the development application against the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and Clause 54 of the Environmental Planning and Assessment Regulation 2000.



Warringah Council

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 12 months after the date on which you receive this notice.

Signed _____ on behalf of the consent authority

Signature _____
Name Ailsa Prendergast
Team Leader, Development Assessment

Date _____