

3 June 2021

Michael Philip Bennett
2 The Circle
NARRAWEENA NSW 2099

Dear Sir/Madam

Application Number: DA2021/0311
Address: Lot 7 DP 36192 , 2 The Circle, NARRAWEENA NSW 2099
Proposed Development: Demolition works and construction of a Boarding House

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,



Lashta Haidari
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2021/0311
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Michael Philip Bennett
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099
Proposed Development:	Demolition works and construction of a Boarding House

DETERMINATION - REFUSED

Made on (Date)	02/06/2021
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Reasons for Refusal:

1. Pursuant to 4.16 (1)(b) the proposed development is contrary to the definition of 'walking distance' under the State Environmental Planning Policy Affordable Rental Housing 2009, in that the application has not reasonably demonstrated that the route to and from the nearest bus stop may be safely walked by pedestrian occupants of the boarding house using as far as reasonably practicable, public footpaths and pedestrian crossings.

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 Lashta Haidari, Manager Development Assessments

Date 02/06/2021