

23 October 2018



Philip Martin Spencer
157 Victor Road
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: DA2018/0894
Address: Lot A DP 378435 , 157 Victor Road, DEE WHY NSW 2099
Proposed Development: Alterations and additions to a dwelling 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2018/0894
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Philip Martin Spencer
Land to be developed (Address):	Lot A DP 378435 , 157 Victor Road DEE WHY NSW 2099
Proposed Development:	Alterations and additions to a dwelling house

DETERMINATION - REFUSED

Made on (Date)	26/09/2018
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Reasons for Refusal:

1. The proposed development exceeds the Height of Buildings development standard contained within Clause 4.3 of the Warringah Local Environmental Plan (WLEP) 2011 without adequate justification and is therefore inconsistent with the requirements of Clause 4.6 under the WLEP 2011; having regard to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
2. Pursuant to Schedule 1 of the Environmental Planning and Assessment Regulation 2000 the proposed development is not accompanied by satisfactory architectural plans to enable a proper assessment of the application.
3. 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 B1 Wall Heights of the Warringah Development Control Plan 2011.
4. 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 B3 Side Boundary Envelope of the Warringah Development Control Plan 2011.
5. 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 D6 Access to Sunlight of the Warringah Development Control Plan 2011 as insufficient information is provided.
6. 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 D7 Views of the Warringah Development Control 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 Clause D8 Privacy of the Warringah Development Control Plan 2011.

8. 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 D9 Building Bulk of the Warringah Development Control Plan 2011.
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 D13 Front Fences and Walls of the Warringah Development Control Plan 2011.
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 D15 Side and Rear Fences of the Warringah Development Control Plan 2011.
11. 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 E10 Landslip Risk of the Warringah Development Control Plan 2011 and does not provide sufficient information to assess the geotechnical stability of the land.

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



Name Rodney Piggott, Manager Development Assessments

Date 26/09/2018