

7 January 2019



Troy Jeffrey Dylan Maguire  
27 Rayner Avenue  
NARRAWEENA NSW 2099

Dear Sir/Madam

**Application Number:** DA2018/1204  
**Address:** Lot 14 DP 16969 , 27 Rayner Avenue, NARRAWEENA NSW 2099  
**Proposed Development:** Demolition works and construction of 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](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,



Nick England  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2018/1204
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	Troy Jeffrey Dylan Maguire
<b>Land to be developed (Address):</b>	Lot 14 DP 16969 , 27 Rayner Avenue NARRAWEENA NSW 2099
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	07/01/2019
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### Reasons for Refusal:

1. 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 Part C4 Stormwater of the Warringah Development Control Plan 2011.

## 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                Nick England, Planner

Date                 07/01/2019