

25 July 2019



Oliver David Campbell Rees , Jennifer Frances Rees  
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49  
NEWPORT BEACH NSW 2106

Dear Sir/Madam

**Application Number:** DA2019/0124  
**Address:** Lot 2 DP 2428 , 4 Augusta Road, MANLY NSW 2095  
**Proposed Development:** Alterations and additions to the existing multi dwelling housing

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,



Matthew Edmonds  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2019/0124
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	Oliver David Campbell Rees Jennifer Frances Rees
<b>Land to be developed (Address):</b>	Lot 2 DP 2428 , 4 Augusta Road MANLY NSW 2095
<b>Proposed Development:</b>	Alterations and additions to the existing multi dwelling housing

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	24/07/2019
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### Reasons for Refusal:

1. The proposed development does not properly address the sloping topography of the site, will not be in keeping with the current and future desired character of the area and is inconsistent with the general height and bulk of the surrounding residential development.
2. The proposed development has unacceptable view and privacy impacts on the neighbours at 6 Augusta Road and 3 Sheridan Place considering that a more sympathetic design could minimise these view and privacy impacts.

## 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                Matthew Edmonds, Manager Development Assessments

Date                 24/07/2019