

25 September 2020



MB Town Planning Pty Ltd  
PO Box 415  
GORDON NSW 2072

Dear Sir/Madam

**Application Number:** DA2020/0501  
**Address:** Lot 1 SP 57338 , 1 / 2 Beach Road, COLLAROY NSW 2097  
**Proposed Development:** Alterations and additions to a dwelling house and Torrens Title Subdivision

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,



Steven Findlay  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2020/0501
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	MB Town Planning Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 SP 57338 , 1 / 2 Beach Road COLLAROY NSW 2097
<b>Proposed Development:</b>	Alterations and additions to a dwelling house and Torrens Title Subdivision

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	02/09/2020
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### Reasons for Refusal:

1. The panel is not satisfied that:
  - 1) The applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2014 seeking to justify contravention to the development standard specified under of Clause 4.1 has adequately addressed and demonstrated that:
    - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
    - b) there are sufficient environmental planning grounds to justify the contraventions.
  - 2) the proposed development will be in the public interest because it is consistent with the objectives of the standards and the objectives for development within the zone in which the development is proposed to be carried out.

## 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

Steven Findlay, Manager Development Assessments

Date

02/09/2020