

9 August 2019



Marksey Pty Ltd
33 Robertson Road
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: DA2019/0292
Address: Lot 50 DP 17125 , 166 Pitt Road, NORTH CURL CURL NSW 2099
Proposed Development: Demolition works and construction of a garage and secondary dwelling

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,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	DA2019/0292
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Marksey Pty Ltd
Land to be developed (Address):	Lot 50 DP 17125 , 166 Pitt Road NORTH CURL CURL NSW 2099
Proposed Development:	Demolition works and construction of a garage and secondary dwelling

DETERMINATION - REFUSED

Made on (Date)	09/08/2019
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Reasons for Refusal:

1. The proposed development is inconsistent with clause 1.2 (Aims of Plan) of Warringah Local Environmental Plan 2011 and clause A.5 (Objectives) of Warringah Development Control Plan 2011.
2. The proposed development is inconsistent with the character and pattern of development along Delaigh Avenue, inconsistent with the requirements and objectives of clause B7 (Front Boundary Setbacks) of Warringah Development Control Plan 2011.
3. The scale and visual impact of the proposed development has not been appropriately minimised, resulting in a development that overwhelms the primary dwelling, inconsistent with the character of Delaigh Avenue and the provisions of clause D9 (Building Bulk) of Warringah Development Control Plan 2011.

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 Megan Surtees, Planner

Date 09/08/2019