

6 May 2021



Pbdt Projects Services
22 Willow Tree Crescent
BELROSE NSW 2085

Dear Sir/Madam

Application Number: DA2021/0119
Address: Lot 51 DP 1237990 , 1 West Promenade, MANLY NSW 2095
Proposed Development: Alterations and additions to an existing commercial / retail building

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:	DA2021/0119
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Pbdt Projects Services
Land to be developed (Address):	Lot 51 DP 1237990 , 1 West Promenade MANLY NSW 2095
Proposed Development:	Alterations and additions to an existing commercial / retail building

DETERMINATION - REFUSED

Made on (Date)	05/05/2021
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Reasons for Refusal:

1. The proposed sails have an unacceptable impact on the heritage significance of the heritage item. In particular they would be inconsistent with recommendations in the Conservation Management Plan which was part of development approval DA0176/2016. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause 5.10 Heritage conservation of the Manly Local Environmental Plan 2013.
2. The need for sails has not been justified given the use of the outdoor areas and the conditions of consent that regulate the use of these areas.

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 Rodney Piggott, Manager Development Assessments

Date 05/05/2021