



northern
beaches
council

21 December 2018



Leech Harmon Architects
80 A Park Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: DA2018/1166
Address: Lot 8 DP 22384 , 615 Pittwater Road, DEE WHY NSW 2099
Lot A DP 400997 , 613 Pittwater Road, DEE WHY NSW 2099
Lot 2 DP 22384 , 11 May Road, DEE WHY NSW 2099
Proposed Development: Demolition Works and Construction of a Boarding House
development

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,

A handwritten signature in blue ink, appearing to read 'Peter Robinson'.

Peter Robinson
Executive Manager Development Assessment

NOTICE OF DETERMINATION

Application Number:	DA2018/1166
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Leech Harmon Architects
Land to be developed (Address):	Lot 8 DP 22384 , 615 Pittwater Road DEE WHY NSW 2099 Lot A DP 400997 , 613 Pittwater Road DEE WHY NSW 2099 Lot 2 DP 22384 , 11 May Road DEE WHY NSW 2099
Proposed Development:	Demolition Works and Construction of a Boarding House development

DETERMINATION - REFUSED

Made on (Date)	18/12/2018
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Reasons for Refusal:

1. The Proposed Development is an overdevelopment of the site due to its density, height and the lack of landscaping on a steeply sloping site.
2. The Proposed Development is not consistent with the requirements for a Boarding House in Division 3 of SEPP (ARH) 2009.
3. The design of the development is not compatible with the existing and desired future character of the local area and is therefore not consistent with Clause 30a of SEPP (ARH) 2009.
4. The proposal is not consistent with the requirement of Clause 29 of SEPP (ARH) 2009 in relation to building height, landscape area and solar access provisions.
5. The proposed building height does not comply with Clause 4.3 Height of Building Development Standard of the Warringah LEP 2011 and the contravention of the development standard is not justified under Clause 4.6. In particular:
 - a) The proposed variation does not satisfy the objectives of the standard nor of the objectives of the zone and is therefore not in the public interest.
 - b) The written request seeking to justify contravention of the development standard under Clause 4.6 WLEP 2011 does not demonstrate that compliance with the standard is unreasonable or unnecessary and does not provide sufficient environmental planning grounds to justify the variation.
6. The application fails to demonstrate how the proposed development will provide a reasonable standard of amenity for the occupants with respect to landscaped area, access, communal activity and social interaction.



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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



Name Peter Robinson
 Executive Manager Development Assessment

Date 18/12/2018

NOTE: Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 18/12/2018.