

4 June 2019



BBF Town Planners  
1 / 9 Narabang Way  
BELROSE NSW 2085

Dear Sir/Madam

**Application Number:** DA2018/1837  
**Address:** Lot 1 SP 19670 , 1 / 98 Old Pittwater Road, BROOKVALE NSW 2100  
**Proposed Development:** Strata 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,



Georgia Quinn  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2018/1837
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	BBF Town Planners
<b>Land to be developed (Address):</b>	Lot 1 SP 19670 , 1 / 98 Old Pittwater Road BROOKVALE NSW 2100
<b>Proposed Development:</b>	Strata Subdivision

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	04/06/2019
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### Reasons for Refusal:

1. **No Owners Consent provided.**  
Owners consent for Strata Properties is to include the Owners Corporation seal and minutes of an extraordinary/annual meeting stating the Owners Corporation support the lodgement of a Development Application with Council. No such documentation has been provided with this application.

## 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

  
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Name                      Georgia Quinn, Planner

Date                      04/06/2019