

7 June 2023

Viewthru Pty Ltd
225 Woodland Street
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: DA2022/2270
Address: Lot 107 DP 1176623 , 166 Pittwater Road, MANLY NSW 2095
Proposed Development: Alterations and additions to a dwelling house

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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	DA2022/2270
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Viewthru Pty Ltd
Land to be developed (Address):	Lot 107 DP 1176623 , 166 Pittwater Road MANLY NSW 2095
Proposed Development:	Alterations and additions to a dwelling house

DETERMINATION - REFUSED

Made on (Date)	06/06/2023
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Reasons for Refusal:

1. Pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979, the Development Application does not comply with the provisions of Clause 23 of the EP&A Regulation 2021 and must be refused as the application does not constitute a legitimate Development Application.

Particulars:

- i). The application is not accompanied by sufficient information in the form of owners consent from No. 168 Pittwater Road for the works on and over the common boundary and those subject to the existing easement for support of the party (or common) wall between the two properties.

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 must be lodged on the NSW Planning portal 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 Kye Miles, Planner

Date 06/06/2023