

3 April 2020



Hilrok Properties Pty Ltd
27 The Corso
MANLY NSW 2095

Dear Sir/Madam

Application Number: DA2019/0512
Address: Lot CP SP 12989 , 19 - 23 The Corso, MANLY NSW 2095
Proposed Development: Alterations and Additions to an existing Shop Top Housing 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2019/0512
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Hilrok Properties Pty Ltd
Land to be developed (Address):	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095
Proposed Development:	Alterations and Additions to an existing Shop Top Housing Development

DETERMINATION - REFUSED

Made on (Date)	01/04/2020
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Reasons for Refusal:

1. The application fails to meet the provision of the SEPP 65 Design Quality of Residential Apartment Development together with the Apartment Design Guide in relation to the provision of communal open space.
2. The proposal fails to satisfactorily address good design and amenity as specified in section 1.3 (a), (c) and (g) of the Environmental Planning and Assessment Act 1979.
3. The proposal fails to achieve the particular aims of Manly Local Environmental Plan 2013 section 1.2(2)(a)(iv) to ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population.

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 01/04/2020