

23 April 2019



Platform Architects Pty Ltd
503 / 39 East Esplanade
MANLY NSW 2095

Dear Sir/Madam

Application Number: REV2018/0035
Address: Lot 2597 DP 752038 , 14 Wyatt Avenue, BELROSE NSW 2085
Proposed Development: Review of Determination of Application DA2018/0401 for construction of a Boarding house with 24 rooms including a managers residence

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,



Matthew Edmonds
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	REV2018/0035
Determination Type:	Review of Determination

APPLICATION DETAILS

Applicant:	Platform Architects Pty Ltd
Land to be developed (Address):	Lot 2597 DP 752038 , 14 Wyatt Avenue BELROSE NSW 2085
Proposed Development:	Review of Determination of Application DA2018/0401 for construction of a Boarding house with 24 rooms including a managers residence

DETERMINATION - REFUSED

Made on (Date)	17/04/2019
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Reasons for Refusal:

SUMMARY OF ASSESSMENT ISSUES

1. That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, refuses Application No. REV2018/0035 for Review of Determination of Application DA2018/0401 for construction of a Boarding house with 24 rooms including a managers residence at Lot 2597 DP 752038, 14 Wyatt Avenue, Belrose for the following reasons:
 1. The development application is for a 'boarding house' as defined under WLEP 2000. A 'boarding house' is a form of 'housing'. The housing density standard therefore applies. The proposal does not comply with the housing density standard contained within locality C8 Belrose North, whether considered to be one dwelling or 24 dwellings. Although the Panel has a discretion to consent notwithstanding this contravention, it does not consent given the smallness of the site relative to 20 hectares, the large size of the development relative to the site size, and the inconsistency of the proposal with the C8 desired future character statement, in that:
 - The present character will not remain unchanged
 - The natural landscape, including landform and vegetation, will not be protected or enhanced
 - The development will not be limited to 'new detached style housing' or will not be a low intensity or low impact use
 2. The flood risk impacts of the proposal remain unresolved and further assessment of the supplementary information would be required.
 3. The Panel is not satisfied that the site is suitable given the matters referred to above and the Panel's assessment is that it is an overdevelopment of the site because the building footprint and the total built upon area are too large for the site.
 4. It is not in the public interest to consent given the matters referred to above.

Right of Appeal

If you are dissatisfied with this decision Division 8.2 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 Matthew Edmonds, Manager Development Assessments

Date 17/04/2019