

25 November 2020



Urbanesque Planning Pty Ltd
16/895 Pacific Highway
PYMBLE NSW 2073

Dear Sir/Madam

Application Number: DA2020/0817
Address: Lot 11 DP 10548 , 14 Gladstone Street, NEWPORT NSW 2106
Proposed Development: Subdivision of an approved dual occupancy 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,



Anna Williams
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2020/0817
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Urbanesque Planning Pty Ltd
Land to be developed (Address):	Lot 11 DP 10548 , 14 Gladstone Street NEWPORT NSW 2106
Proposed Development:	Subdivision of an approved dual occupancy development

DETERMINATION - REFUSED

Made on (Date)	18/11/2020
-----------------------	------------

Reasons for Refusal:

1. The Panel is not satisfied that:
 1. the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 seeking to justify a contravention of clause 4.2A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones development standard has adequately addressed and demonstrated that:
 - a. compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b. there are sufficient environmental planning grounds to justify the contravention.
 2. the proposed development will be in the public interest because it is consistent with the objectives of the standards and the objectives for development within the zone in which the development is proposed to be carried out.

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

Anna Williams, Manager Development Assessments

Date

18/11/2020