

19 September 2022



Patrick Alexander Heller
214 Hudson Parade
CLAREVILLE NSW 2107

Dear Sir/Madam

Application Number: Mod2022/0314
Address: Lot 41 DP 13760 , 214 Hudson Parade, CLAREVILLE NSW 2107
Lot LIC 187249 , 214 Hudson Parade, CLAREVILLE NSW 2107
Proposed Development: Modification of Development Consent DA2021/1790 granted for
Alterations and additions to a dwelling house, including a
swimming pool and garage

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0314
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Patrick Alexander Heller
Land to be developed (Address):	Lot 41 DP 13760 , 214 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 187249 , 214 Hudson Parade CLAREVILLE NSW 2107
Proposed Development:	Modification of Development Consent DA2021/1790 granted for Alterations and additions to a dwelling house, including a swimming pool and garage

DETERMINATION - REFUSED

Made on (Date)	13/09/2022
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Reasons for Refusal:

1. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C1.3 View Sharing of the Pittwater 21 Development Control Plan.
2. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 the proposed development is not in the public interest.

Important Information

This letter should therefore be read in conjunction with DA2021/1790.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been 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 must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Thomas Burns, Planner

Date 13/09/2022