

9 September 2020

Brendan Andrew Waights
Po Box 157
COLLARROY NSW 2097

Dear Sir/Madam

Application Number: DA2020/0205
Address: Lot 9 DP 6984 , 18 Alexander Street, COLLARROY NSW 2097
Proposed Development: Part Demolition works and construction of Boarding House with associated carparking and Landscaping

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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2020/0205
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Brendan Andrew Waights
Land to be developed (Address):	Lot 9 DP 6984 , 18 Alexander Street COLLAROY NSW 2097
Proposed Development:	Part Demolition works and construction of Boarding House with associated carparking and Landscaping

DETERMINATION - REFUSED

Made on (Date)	02/09/2020
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Reasons for Refusal:

1.
 1. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979 the
 - o Clause 29(2)(b).- the landscaped area is considered inconsistent.
 - o Clause 30(A) - The proposal is inconsistent in character
 2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Warringah Local Environmental Plan 2011:
 - o Clause 1.2 Aims of The Plan
 - o Clause 2.3 Zone Objectives
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the
 - a. B1 Traffic Access and Safety
 - b. B2 Number of Storeys
 - c. B3 Side Boundary Envelope
 - d. B5 Side Boundary Setback
 - e. B9. Rear Boundary Setback
 - f. C2. Traffic, Access and Safety
 - g. C4. Stormwater
 - h. C9. Waste Management
 - i. D1 Landscaped Open Space and Bushland Setting
 - j. D2 Private Open Space
 - k. D3 Noise
 - l. D8 Privacy
 - m. D9 Building Bulk

n. D14 Site Facilities

4. Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 the proposed development is considered an over development of the site.

5.

Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 the prc

6. Inadequately dimensioned drawings

The proposed development does not satisfy Schedule 1 of the Environmental Planning & Assess

Particulars:

a) The plans that accompany the proposed development provides inadequately dimensioned dra

i. Properly locate the buildings in relation to site boundaries.

ii. Properly locate all encroachments into setback zones (courtyards, first floor balconies and the

iii. Adequately describe proposed building articulation

iv. Identify all room sizes.

v. Properly address proposed design quality, architectural character, environmental performance

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

Steven Findlay, Manager Development Assessments

Date

02/09/2020