

1 November 2018



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

Dear Sir/Madam

Application Number: DA2018/0401
Address: Lot 2597 DP 752038 , 14 Wyatt Avenue, BELROSE NSW 2085
Proposed Development: Construction of a Boarding house with 27 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	DA2018/0401
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Platform Architects Pty Ltd
Land to be developed (Address):	Lot 2597 DP 752038 , 14 Wyatt Avenue BELROSE NSW 2085
Proposed Development:	Construction of a Boarding house with 27 rooms including a managers residence.

DETERMINATION - REFUSED

Made on (Date)	26/10/2018
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Reasons for Refusal:

1. The flood risk assessment report submitted with the development application contains insufficient information to allow a proper and thorough assessment to determine if the development would be likely to have adverse flood risk impacts.
2. For that reason the Panel is not satisfied that for the C8 Belrose North Locality the development is consistent with the Warringah Local Environmental Plan 2000 (WLEP 2000) desired future character requirement of protection and, if possible, enhancement of the natural environment.
3. The Panel is not satisfied that the development is consistent with the WLEP 2000 desired future character requirement of conformity with the maximum housing development standard of 1 dwelling per 20 hectares . Although the Panel has a discretion to consent notwithstanding this contravention, it does not consent given the extent of the contravention , the smallness of the site relative to 20 hectares, the large size of the development relative to the site size , and the matters referred to in the other reasons for refusal . If the Panel were prepared to consent (which it is not), then the prescribed concurrence of the Director would be required because the contravention is far more than 10%.
4. The Panel is not satisfied that the site is suitable given the matters referred to above and the Panel's assessment that it is an overdevelopment of the site because the building footprint and the total built upon area are too large for the site.
5. It is not in the public interest to consent given the matters referred to above.

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

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

Right of Appeal

If you are dissatisfied with this decision Section 97 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 26/10/2018