

11 December 2020

398 Balgowlah Pty Limited
Po Box 600
SPIT JUNCTION NSW 2088

Dear Sir/Madam

Application Number: DA2020/0634
Address: Lot B DP 85983 , 396 - 400 Sydney Road, BALGOWLAH NSW 2093
Lot A DP 85983 , 402 Sydney Road, BALGOWLAH NSW 2093
Proposed Development: Demolition works and Construction of a Shop Top Housing 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:	DA2020/0634
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	398 Balgowlah Pty Limited
Land to be developed (Address):	Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH NSW 2093 Lot A DP 85983 , 402 Sydney Road BALGOWLAH NSW 2093
Proposed Development:	Demolition works and Construction of a Shop Top Housing Development

DETERMINATION - REFUSED

Made on (Date)	09/12/2020
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Reasons for Refusal:

1. The Panel considers the building to be of good design and has merit. But the building is not on a designated "important corner site" as set out in clause 3.1.3.1(b) and Schedule 2 - Map B - Balgowlah Local Centre of the Manly DCP. Therefore the Panel considers the proposed height exceedance of 5 metres to be excessive.

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

09/12/2020