

13 December 2018



Blue Sky Building Designs Pty Ltd
PO Box 167
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: DA2018/1472
Address: Lot 31 DP 10529 , 25 Palm Road, NEWPORT NSW 2106
Proposed Development: Construction of a new front fence

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,



Georgia Quinn
Planner

NOTICE OF DETERMINATION

Application Number:	DA2018/1472
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Blue Sky Building Designs Pty Ltd
Land to be developed (Address):	Lot 31 DP 10529 , 25 Palm Road NEWPORT NSW 2106
Proposed Development:	Construction of a new front fence

DETERMINATION - REFUSED

Made on (Date)	13/12/2018
-----------------------	------------

Reasons for Refusal:

1. The proposed fence design is non-compliant with the outcomes, controls and variations prescribed by clause D10.14 (Fences - General) of *Pittwater 21 Development Control Plan*, specifically with regard to the desired character of the locality, and the requirement for an open streetscape with maximum casual surveillance of the street. Furthermore, the proposed fence will likely compromise the retention of an existing mature street tree within the public road reserve, as retention/mitigation measures stipulated within the Arboricultural Impact Assessment report have not been adhered to in the proposed design.

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 Georgia Quinn, Planner

Date 13/12/2018