

3 January 2023



Harrison Architecture
25 Avoca Drive
KINCUMBER NSW 2251

Dear Sir/Madam

Application Number: DA2022/1196
Address: Lot 320 DP 16719 , 28 Lido Avenue, NORTH NARRABEEN NSW 2101
Proposed Development: Alterations and additions to a dwelling house including secondary dwelling

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,



Grace Facer
Planner

NOTICE OF DETERMINATION

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|----------------------------|-------------------------|
| Application Number: | DA2022/1196 |
| Determination Type: | Development Application |

APPLICATION DETAILS

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| Applicant: | Harrison Architecture |
| Land to be developed (Address): | Lot 320 DP 16719 , 28 Lido Avenue NORTH NARRABEEN NSW 2101 |
| Proposed Development: | Alterations and additions to a dwelling house including secondary dwelling |

DETERMINATION - REFUSED

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|-----------------------|------------|
| Made on (Date) | 03/01/2023 |
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Reasons for Refusal:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of the Environmental Planning and Assessment Act 1979 as the site is not considered suitable for the proposed development given the incompatibility of the proposed design with the high flood risk nature of the land.
2. 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 5.21 Flood Planning of the Pittwater Local Environmental Plan 2014 as the proposed first floor addition to the primary dwelling house is incompatible with the flood function and behaviour on the land.
3. 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 B3.11 Flood Prone Land of the Pittwater 21 Development Control Plan as the proposal has not been sited to minimise exposure to flood hazard and would likely result in adverse impacts in the Probable Maximum Flood.

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 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 Grace Facer, Planner

Date 03/01/2023