

29 April 2020



Chriroseph Pty Ltd  
94 Chandos Street  
ST LEONARDS NSW 2065

Dear Sir/Madam

**Application Number:** DA2018/1654  
**Address:** Lot 3 DP 805710 , 181 Forest Way, BELROSE NSW 2085  
**Proposed Development:** Demolition works and Construction of a new aged care facility including underground parking

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Peter Robinson  
**Executive Manager Development Assessment**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	DA2018/1654
<b>Determination Type:</b>	Development Application

### APPLICATION DETAILS

<b>Applicant:</b>	Chriroseph Pty Ltd
<b>Land to be developed (Address):</b>	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085
<b>Proposed Development:</b>	Demolition works and Construction of a new aged care facility including underground parking

### DETERMINATION - REFUSED

<b>Made on (Date)</b>	24/04/2020
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### Reasons for Refusal:

1. The current design and supporting documentation, have not satisfied the New South Wales Rural Fire Service.
2. The proposal is an overdevelopment of the site, in that the design requires part of the neighbouring property to be managed for bushfire protection purposes.

## 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



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Name                Peter Robinson  
                          **Executive Manager Development Assessment**  
Date                 24/04/2020

**NOTE:** Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 24/04/2020.