

12 June 2019

Adam Alamein
C/- Gartner Trovato Architects PO Box 1122
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2019/0072
Address: Lot 2 DP 12074 , 703 Barrenjoey Road, AVALON BEACH NSW 2107
Lot 1 DP 12074 , 701 Barrenjoey Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0516/17 granted for
Construction of a four 4 unit Seniors Living development with
basement car parking landscaping and strata subdivision

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:	Mod2019/0072
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Adam Alamein
Land to be developed (Address):	Lot 2 DP 12074 , 703 Barrenjoey Road AVALON BEACH NSW 2107 Lot 1 DP 12074 , 701 Barrenjoey Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0516/17 granted for Construction of a four 4 unit Seniors Living development with basement car parking landscaping and strata subdivision

DETERMINATION - REFUSED

Made on (Date)	12/06/2019
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Reasons for Refusal:

1. 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 C1.20 Undergrounding of Utility Services of the Pittwater 21 Development Control Plan, in that the applicant has not demonstrated compliance with the controls or the variations of this clause.

Important Information

This letter should therefore be read in conjunction with N0516/17 approved 6 July 2018..

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

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.

Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not



satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

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

Signed On behalf of the Consent Authority

G Quinn

Name Georgia Quinn, Planner

Date 12/06/2019