

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0567/10/S96/1

21 March 2013

SMITH & TZANNES ARCHITECTURE
PO BOX 240
ALEXANDRIA NSW 1435

Dear Sir/Madam

**Development Application for Alterations and additions to an existing dwelling. Modification to relocate spa, retain existing internal roof and extend bathroom
13A OCEAN ROAD PALM BEACH NSW 2108.**

I regret to advise that after due consideration, it has been decided to refuse this application.

The Notice of Refusal is attached. If there is any aspect of the decision that you are uncertain or unclear about, you should contact me.

Yours faithfully

GINA HAY
EXECUTIVE PLANNER

Encl

REFUSAL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

SMITH & TZANNES ARCHITECTURE, PO BOX 240 ALEXANDRIA NSW 1435

Being the applicant in respect of Development Application No N0567/10/S96/1.

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of the Development Application for:

Alterations and additions to an existing dwelling. Modification to relocate spa, retain existing internal roof and extend bathroom

At:

Lot 1 DP 121833

13A OCEAN ROAD PALM BEACH NSW 2108

Decision:

The Development Application has been refused for the following reasons:

- 1. *The application is not in the public interest due to the lack of landscaping***
- 2. *The application does not comply with the DCP***
- 3. *Detrimental environmental impact on a public place, and***
- 4. *Adverse to future character of the area***

NOTES:

- (1) This determination was taken under delegated authority on behalf of the elected Council pursuant to Section 377 of the Local Government Act 1993.
- (2) Section 97 of the Act confers on the applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land & Environment Court exercisable within 6 months after receipt of this notice.
- (3) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning & Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land and Environment Court.

Mark Ferguson

GENERAL MANAGER

per:

Date