

27 March 2019



The Shed Group Pty Ltd
Po Box 266
MONA VALE NSW 1660

Dear Sir/Madam

Application Number: DA2018/0519
Address: Lot A DP 405025 , 79 Barrenjoey Road, MONA VALE NSW 2103
Proposed Development: Construction of a three 3 storey building to be used as a carwash, gym and lounge with basement 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

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,



Claire Ryan
Planner

NOTICE OF DETERMINATION

Application Number:	DA2018/0519
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	The Shed Group Pty Ltd
Land to be developed (Address):	Lot A DP 405025 , 79 Barrenjoey Road MONA VALE NSW 2103
Proposed Development:	Construction of a three 3 storey building to be used as a carwash, gym and lounge with basement parking

DETERMINATION - REFUSED

Made on (Date)	27/03/2019
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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 Clause 7.10 Essential services of the Pittwater Local Environmental Plan 2014.
2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the requirements of Clause A4.9 Mona Vale Locality of the Pittwater 21 Development Control Plan.
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 B5.1 Water Management Plan of the Pittwater 21 Development Control Plan.
4. 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 B5.10 Stormwater Discharge into Public Drainage System of the Pittwater 21 Development Control Plan.
5. 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 C2.16 Undergrounding of Utility Services of the Pittwater 21 Development Control Plan.
6. 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 C3.15 Undergrounding of Utility Services of the Pittwater 21 Development Control Plan.

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 Claire Ryan, Planner

Date 27/03/2019