

DETERMINATION NOTICE NO. DA-840/2017

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT
APPLICATION**

REFUSAL OF CONSENT

Endorsement date of notice:

To: Hamptons Property Services Pty Ltd
 Rachel Condon
 PO Box 954
 EDGECLIFF NSW 2027

Being the applicant in respect of Development Application No. DA-840/2017.

Pursuant to section 4.16 of the Act notice is hereby given of the determination by the consent authority relating to the land described as follows: -

PROPERTY: **Lot 62 DP 23866, Lot 63 DP 23866, No. 77 Waldron Road,
CHESTER HILL NSW 2162, 79 Waldron Road, CHESTER
HILL NSW 2162**

**DESCRIPTION OF
DEVELOPMENT:**

Demolition of existing site structures and construction of a four (4) storey boarding house comprising of fifty (50) boarding rooms, managers room, communal room and neighbourhood shop at ground floor level, and associated car-parking.

The development application has been determined by refusal of consent. The reasons for the refusal are set out below:-

1. The proposal fails to comply with Clause 29 (2) (e) (iia) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, in regards to the provision of on-site car parking [Pursuant to Section 4.15 (1) (a) (i) of the *Environmental Planning & Assessment Act 1979*].
2. The site is considered unsuitable for the proposed development [Pursuant to Section 4.15 (1) (c) of the *Environmental Planning & Assessment Act 1979*].
3. For the reasons stated above, it is considered that the development is not in the public interest [Pursuant to Section 4.15 (1) (e) of the *Environmental Planning & Assessment Act 1979*].

- NOTES:
- (1) Section 8.7 & 8.10 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 6 months after receipt of this notice.
 - (2) As the applicant, if you are not satisfied with this determination, Section 8.2 allows applicants to request a review of the determination. Any application for a review of determination pursuant to Section 8.2 must be received, assessed and determined by Council within 6 months after the date of receipt of this Notice. (Fee applicable please enquire at Council's Customer Service Centre)

Priscilla Prakash
TOWN PLANNER