

Antonio Caminiti Architect  
PO Box 735  
BROADWAY NSW 2007

D170/20  
KRR (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED**  
**NOTICE OF DETERMINATION –Refusal**

*Issued under Section 4.18 of the Environmental Planning and Assessment Act 1979 (“the Act”).  
Clause 100 of the Environmental Planning and Assessment Regulation 2000 (“the Regulation”)*

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**Development Application Number:** 170/20

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**Land to which this applies:**

75 Bank Street, North Sydney  
Lot No.: 1, SEC.: 6, DP: 418

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**Applicant:**

Antonio Caminiti Architect

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**Proposal:**

Partial demolition of an existing dwelling, construction of new dwelling including new first floor addition and internal modifications.

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**Determination of Development Application:**

The development application was considered by the **North Sydney Local Planning Panel (NSLPP)** on 2 December 2020. Subject to the provisions of Section 4.17 of the Environmental Planning and Assessment Act 1979, the subject application has been refused for the reasons stated below.

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**Date of Determination:**

2 December 2020

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**Reason for refusal:**

Following review of the application and report of the Assessing Officer, the plans as submitted (including draft amendments) do not warrant approval for the reasons articulated in the NSLPP Report and are not capable of conditional support.

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**How community views were taken into account:**

The owners of adjoining properties and the local community precinct committee were notified of the proposed development for a 14-day period in accordance with section A4 of NSDCP 2013 and Council's Community Engagement Protocol. The notification resulted in two submissions. The submissions received by Council were addressed in the NSLPP report. See Council's website:

[https://www.northsydney.nsw.gov.au/Council\\_Meetings/Meetings/NSLPP/2020/2\\_December\\_2020](https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2020/2_December_2020)

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**Review of determination and right of appeal:**

Within 6 months after the date of notification of the decision, a review of this determination can be requested under Division 8.2 of the Act or an appeal to the Land and Environment Court made pursuant to the provisions of Section 8.7 of the Act. A review of determination should be lodged as soon as possible, and preferably no later two months after the date of notification of the decision to enable the review to be completed within the six-month period.

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**Endorsed for and on behalf of North Sydney Council**

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DATE

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Signature on behalf of consent authority  
DAVID HOY  
TEAM LEADER (ASSESSMENTS)

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