

11 October 2013

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Wood Park Pty Limited C/- Humel Architects
c/- Shore Commercial P O Box 530
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2013/0079
Address: Lot 101 DP 1007178
762 - 770 Pittwater Road
BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2002/1314 granted for
Demolition of Existing Buildings Situated on the Site and the
Construction of a New Motor Showroom With Associated Offices

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Kevin Short
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0079
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Wood Park Pty Limited C/- Humel Architects
Land to be developed (Address):	Lot 101 DP 1007178 , 762 - 770 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2002/1314 granted for Demolition of Existing Buildings Situated on the Site and the Construction of a New Motor Showroom With Associated Offices

DETERMINATION - REFUSED

Made on (Date)	10/10/2013
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Reasons for Refusal:**SUMMARY OF ASSESSMENT ISSUES**

1. **Assessment - Environmental Planning and Assessment Act 1979 - Section 96(2)**
 - A) Pursuant to Section 96 (2) and Section 79C (1)(a)(iii) and (b) of the Environmental Planning and Assessment Act, 1979, the proposed development is inconsistent with the following provisions of the Warringah Development Control Plan 2011:
 - (i) Clause C2 - Traffic Access and Safety
 - (ii) Clause C3 - Parking Facilities
 - (iii) Clause C4 - Stormwater
 - B) Insufficient information was submitted to make a complete and proper assessment of the application in relation to the following:
 - (i) Carparking provisions
 - (ii) Loading and Servicing arrangements
 - (iii) Stormwater provisions

Important Information

This letter should therefore be read in conjunction with DA2002/1314 dated 28 July 2002 and MOD2009/0354 dated 18 March 2010.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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

Signed On behalf of the Consent Authority

Signature _____

Name Kevin Short, Development Assessment Officer

Date 10/10/2013