



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No: 2007/0127

DEVELOPMENT APPLICATION DETAILS

Applicant Name: Bee & Lethbridge Pty Ltd

Applicant Address: PO Box 330 Forestville 2087

Land to be developed (Address): Lot 1 in SP 71441, 1/76 Alfred Road Brookvale

Proposed Development: Boundary adjustment

APPLICATION REFUSED

Made on (Date): 21 AUGUST 2007

Reasons for Refusal:

1. Pursuant to Section 79(C)(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not satisfy the Desired Future Character Statement as contained within the F4 Brookvale Valley Locality statement within Warringah Local Environmental Plan 2000.
2. Pursuant to Section 79(C)(1)(a) of the Environmental Planning and Assessment Act 1979 and Clause 12(1)(a) of Warringah Local Environmental Plan 2000, the proposed development is inconsistent with the following General Principles of Development Control:
 - Clause 64 – *Private Open Space* of the Warringah Local Environmental Plan 2000, the configuration of the boundary adjustment severs the area of private open space from Lot 3, rendering this area non-functional.
3. Pursuant to Section 79(C)(1)(a) of the Environmental Planning and Assessment Act 1979 and Clause 12(3)(b) of Warringah Local Environmental Plan 2000, the proposed development does not satisfy the requirements of Schedule 7 *Matters for Consideration in the Subdivision of Land* as contained within Warringah Local Environmental Plan 2000.



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 12 months after the date on which you receive this notice.

Signed on behalf of the consent authority

Signature _____

Name Boris Bolgoff
 Manager
 Development Assessment

Date 21 AUGUST 2007