

26 June 2012

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Humel Architects Pty Ltd
PO Box 1666
DEE WHY NSW NSW 2099

Dear Sir/Madam

Application Number:	Mod2012/0074
Address:	Lot 11 DP 6808 577 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2005/0264 granted for Fit-out and occupation of premises for a long day Childcare Centre including before and after school care

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,

Alex Keller
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2012/0074
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Humel Architects Pty Ltd
Land to be developed (Address):	Lot 11 DP 6808 , 577 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 34873 , 579 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2005/0264 granted for Fit-out and occupation of premises for a long day Childcare Centre including before and after school care

DETERMINATION - REFUSED

Made on (Date)	22/06/2012
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Reasons for Refusal:

SUMMARY OF ASSESSMENT ISSUES

1. **Assessment - EP&A Act 1979 - Section 96(2)**
Inconsistent with the visual appearance, shape, colour and height of the approved structures
2. **Warringah Local Environmental Plan 2011 - 4.3 Height of buildings**
Exceeds the maximum 11m building height
3. **Warringah Development Control Plan - Part D Design**
The proposal is not consistent S96 assessment as being "substantially the same" works as the approved structures.
4. **Warringah Development Control Plan - D9 Building Bulk**
Inconsistent with the visual appearance, shape, colour and height of the approved shade structures
5. **Warringah Development Control Plan - D10 Building Colours and Materials**
Visual impact is not minimised when viewed from surrounding residential land and public land

Signed On behalf of the Consent Authority

Signature _____

Name Alex Keller, Development Assessment Officer

Date 22/06/2012