



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No: 2007/0456

DEVELOPMENT APPLICATION DETAILS

Applicant Name: Owkim Pty Ltd

Applicant Address: P.O. Box 74 Brookvale NSW 2100

Land to be developed (Address): 37-39 Chard Road, Brookvale

Proposed Development: Separation of the existing 2 storey industrial / commercial building from two (2) to three (3) separate tenancies and use of the first floor unit exclusively as offices

APPLICATION REFUSED

Made on (Date): 27 November 2007

Reasons for Refusal:

1. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 and Clause 12(3) (b) of Warringah Local Environmental Plan 2000 in that the development is inconsistent with the Desired Future Character Statement of the F3 Brookvale Industrial Locality.
2. Pursuant to Section 79C (1) (b) of the Environmental Planning and Assessment Act 1979, the proposed development is considered to have an unacceptable economic impact.
3. Pursuant to Section 79C (1) (c) of the Environmental Planning and Assessment Act 1979, the proposal is not considered to be suitable for the site.
4. Pursuant to Section 79C (1) (e) of the Environmental Planning and Assessment Act 1979, the proposal is not in the public interest.

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 Phillip Hoffman
Senior Team Leader, Development Assessments

Date 4 December 2007