

Attachment 1

Reasons for Refusal:

1. Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the Clause 1.2 Aims of the *Warringah Local Environmental Plan 2011*.
2. Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the Objectives of the *Warringah Development Control Plan 2011* to achieve development that responds to the low density residential environment, is a good neighbour and maintains high levels of access for surrounding development.
3. Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the provisions of *Part C2 Traffic, Access and Safety* of the *Warringah Development Control Plan 2011*.
4. Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the provisions of *Part C3 Parking Facilities* of the *Warringah Development Control Plan 2011*.
5. Pursuant to Section 4.15 (1)(c) of the *Environmental Planning and Assessment Act 1979* and Regulations the site is considered unsuitable for the proposed modification due to the congested traffic and parking management generated by the St Luke's Grammar school impacting surrounding residents and through traffic near the site.
6. Pursuant to Section 4.15 (1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed modification is not in the public interest due to the increased traffic safety risks and parking hazard impacts on Headland Road, Tango Avenue and Quirk Street near the site.