

Recommended Reasons for Refusal

1. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered the proposed development fails to provide an adequate number of on site car parking spaces to satisfy the needs of the development.
2. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered the proposed development fails to provide a suitable area for service vehicles loading and unloading.
3. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered the proposed development fails to provide adequate setbacks from the site's northern and eastern boundary.
4. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered the proposed development fails to provide a communal indoor recreation facilities room to address the amenity requirements of occupants.
5. Pursuant to the provisions of Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.