

ATTACHMENT 4

1. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning & Assessment Act 1979, the proposed development does not benefit from the provisions of Clause 10(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 in that it is not characterised as a type of development denoted by the bonus floor space ratio provided by Clause 13 of that Policy.
2. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning & Assessment Act 1979, the proposed development does not have regard to Clause 4.4A of Wollongong Local Environmental Plan 2009 in that the floor space ratio proposed in the application exceeds the maximum requirement. Furthermore, the proposal does not have regard to Clause 4.6 in that a written request from the applicant seeking to justify the contravention of the development standard has not been provided, and the concurrence of the Director General has not been obtained.
3. Pursuant to Section 79C(1)(d) of the Environmental Planning & Assessment Act 1979, having regard to the above reasons for refusal, the proposed development is considered to be contrary to the public interest.