

**DA/634/2012**

**8-12 Bungaree Road, Toongabbie NSW 2146**

**Lot 50 DP 35665 & Lot 51 DP 35665 & Lot 52 DP 35665**

Demolition, tree removal and construction of a two storey apartment building containing 10 apartments under the Seniors Living SEPP.

Council at its meeting on 13 May 2013 resolved to seek the Minister's refusal of the proposed development. Council's reasons for refusal are as follows:

1. The proposal will result in unacceptable overlooking opportunities from the first floor private open space areas and primary living areas towards adjoining low density properties.
2. The built form of the development is out of character with the surrounding low density dwellings that are predominantly single storey in scale. A two storey terrace housing development would be more consistent with the desired future character for the area
3. The density of the development is excessive.
4. The development does not provide satisfactory access for the mobility impaired to the first floor of the development.
5. The River Peppermint tree on the site may be a hazard.
6. The development will result in an unacceptable increase in on street car parking.
7. The garbage bin bays are inappropriately located.
8. As evidenced by the strong submissions to the proposal, the development is not in the public interest.