

**Date:** 18 August 2016  
**Responsible Officer:** Ross Edwards  
**Location:** 7 Stratford Avenue, CHARMHAVEN NSW 2263  
Lot 2 DP 1054654  
**Owner:** Lake Haven Development Pty Ltd  
**Applicant:** The Lateral Thinking Group Pty Ltd  
**Date Of Application:** 23 November 2015  
**Application No:** DA/1322/2015  
**Proposed Development:** Residential flat building comprising 115 units and subdivision  
**Land Area:** 13260.00

#### **Draft Reasons for Refusal**

1. The proposed development will have an unacceptable impact on the health and amenity of the occupants of the site and adjoining sites due to inadequate waste management. In this regard there is insufficient manoeuvring area to allow for the site to be serviced by a waste collection vehicle.
2. The site is potential habitat for a number of threatened flora, particularly orchids. The development application does not contain sufficient information to allow for a full assessment of the potential impact of the development on threatened flora and/or fauna species.
3. The proposed driveway access is not of an appropriate geometry and width to allow safe and efficient vehicular and pedestrian movement within the site.
4. The proposed intersection of the access with Moala Parade does not cater for the largest anticipated vehicle required to access the site. In this regard medium rigid vehicles will mount the existing pedestrian safety refuge located within Moala Parade in any manoeuvre to exit the development.
5. The development will have an undue impact on traffic and pedestrian safety in proximity to the site. In this regard the proposed intersection of the access with Moala Parade will result in conflict with the pedestrians within Moala Parade and / or pedestrians utilising the shared path within the Stratford Avenue road reserve which links to the Lake Haven Shopping Centre.
6. Pedestrian and vehicle safety are matters raised in public submissions and by not providing safe and efficient vehicular access the proposal is not in keeping with the public interest.