

Attachment 6: Draft Reasons for Refusal

DA-2016/1353 Alterations and additions to Wollongong Private Hospital

1. Pursuant to the provisions of Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not have regard to the objectives of the SP 1 Special Activities Zone under Wollongong Local Environmental Plan 2009 with respect to minimising any adverse impacts on surrounding land.
2. Pursuant to the provisions of Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not have regard to Wollongong Local Environmental Plan 2009 with respect to clause 4.4A floor space ratio Wollongong City Centre.
3. Pursuant to the provisions of Section 79C (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not have regard to the provisions of Wollongong City Council's Development Control Plan 2009 with respect to tree removal, landscaping, public domain, car parking, stormwater disposal, safety and security.
4. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate the acceptable disposal of stormwater from the subject property.
5. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is excessive in floor space ratio and would adversely impact upon the amenity of the locality.
6. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not achieve a high quality design and would adversely impact upon the existing and future desired streetscape, including public domain treatment.
7. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate adequate car parking would be provided.
8. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to clarify the ability to use shared premises under the existing stratum allotments for the Wollongong Private Hospital.
9. Pursuant to the provisions of Section 79C (1)(d) of the Environmental Planning and Assessment Act 1979, it is considered that having regard for public submissions, the development is unsuitable with respect to car parking, privacy, amenity and public domain treatment.
10. Pursuant to the provisions of Section 79C (1)(e) of the Environmental Planning and Assessment Act 1979 it is considered 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.