

## APPENDIX D

### REASONS FOR REFUSAL

1. The proposed development is not consistent with the standards and objectives of the Newcastle Local Environmental Plan 2012 with respect to building height and floor space ratio. [Section 4.15(1)(a) *Environmental Planning and Assessment Act 1979*].
2. The proposed development is not acceptable in terms of land contamination as it has not been demonstrated the site is suitable for the development having regard to the provisions of State Environmental Planning Policy 55 (Remediation of Land). [Section 4.15(1)(a) *Environmental Planning and Assessment Act 1979*].
3. The proposed development is not consistent with the provisions of Newcastle Development Control Plan 2012 with respect to parking and parking impacts. [Section 4.15(1)(a) & (b) *Environmental Planning and Assessment Act 1979*].
4. The proposed development is not consistent with the provisions of Newcastle Development Control Plan 2012 with respect to landscaping. [Section 4.15(1)(a) & (b) *Environmental Planning and Assessment Act 1979*].
5. The proposed development is not consistent with the provisions of Newcastle Development Control Plan 2012 with respect to servicing, loading and waste provisions and impacts. [Section 4.15(1)(a) & (b) *Environmental Planning and Assessment Act 1979*].
6. Submissions received in response to public notification of the development application have raised issues of a nature and extent that establish that the proposed development will have unreasonable impacts in terms of character, height, bulk, scale and parking. [Section 4.15(1)(d) *Environmental Planning and Assessment Act 1979*].
7. The development, as proposed, is considered to not be in the public interest. [Section 4.15(1)(e) *Environmental Planning and Assessment Act 1979*].