

## Reasons for Refusal

1. The proposed development is inconsistent with the design quality principles contained within State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development. ( *Pursuant to Section 79C(1)(a)(i) Environmental Planning & Assessment Act, 1979.*  )
2. The proposed development does not meet the objectives of zone R3 Medium density residential stated in clause 2.3 of State Environmental Planning Policy ( Sydney Region Growth Centres ) 2006 ) ( *Pursuant to Section 79C(1)(a)(i) Environmental Planning & Assessment Act, 1979*  )
3. The proposed development does not comply with State Environmental Planning Policy ( Sydney Region Growth Centres ) 2006 Clause 4.3 height of buildings as the development exceeds the maximum height. ( *Pursuant to Section 79C(1)(a)(i) Environmental Planning & Assessment Act, 1979.*  )
4. The proposed development does not comply with Clause 2.2 of Camden Growth Centre Precinct Development Control Plan with respect to the proposed alternative layout and precinct road hierarchy. ( *Pursuant to Section 79C(1)(a)(iii) Environmental Planning & Assessment Act, 1979.*  )
5. Failure to provide owner's consent consenting to the application in accordance with Schedule 1, Part 1 (1)(i) of the *Environmental Planning and Assessment Regulation, 2000*. ( *Pursuant to Section 79C(1)(a)(iv) Environmental Planning and Assessment Act, 1979.*  )
6. The proposed development presents an unsatisfactory built form for the subject site and the desired future streetscape. ( *Pursuant to Section 79C(1)(b) Environmental Planning & Assessment Act, 1979.*  )
7. Insufficient information has been submitted to enable a proper consideration of the application and its likely impacts in respect to acoustic privacy, vehicular access and manoeuvrability and waste servicing. ( *Pursuant to Section 79C(1)(b) Environmental Planning and Assessment Act, 1979.*  )
8. Due to the above reasons, and the objections received during the public exhibition period, the proposal is not considered to be in the public interest. ( *Pursuant to Section 79C(1)(d) & (e) Environmental Planning & Assessment Act, 1979.*  )