**Reasons for Refusal**

1. The application has not satisfactorily addressed Sections 2.119 and 2.120 of State Environmental Planning Policy (Transport and Infrastructure) 2021 as insufficient information has been provided to adequately demonstrate that the proposal will not be adversely impacted by road noise.
2. The proposal is not consistent with the aims of the Wyong Local Environmental Plan 2013 as the proposal has not demonstrated that that development is compatible with the desired future character of the zone or that it exhibits best practice design given its excessive bulk and scale and amenity issues.
3. The proposal is not consistent with the objectives of the R1 zone under the Wyong Local Environmental Plan 2013 as the proposal does not provide for a variety of housing types nor has it been demonstrated that that development is compatible with the scale and character of the local area and the desired future character of the zone, or that it exhibits best practice design given its excessive bulk and scale and amenity issues.
4. The proposal does not adequately address the following sections of the Wyong Development Control Plan 2013: Chapter 2.4: Multiple Dwelling Residential Development, Chapter 3.1: Site Waste Management and Chapter 6.5 Warnervale South.
5. The proposal is not consistent with the underlying approval at the site under DA/1176/2017.
6. The proposal is excessive in terms of bulk and scale and is considered an overdevelopment of the site.
7. The proposal does not provide satisfactory amenity for future occupants due to insufficient building separation distance, poor privacy outcomes, and insufficient private and communal open space.
8. The proposal does not provide a sufficient dwelling mix to facilitate an appropriate diversity of apartment types.
9. Insufficient information has been provided in relation to engineering, traffic, environmental health, town planning and urban design matters.
10. Insufficient information has been provided in relation to the matters raised by TfNSW and the NSW RFS.
11. The proposed development is not suitable for the site.
12. The proposed development is not in the public interest.