

ATTACHMENT R – REASONS FOR REFUSAL

1. The proposed development fails to satisfy the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 and demonstrate that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose of the Manufactured Home Estate.
2. The potential traffic impacts on the state and local road network have not been adequately identified and appropriately mitigated.
3. The proposal has not demonstrated the proposed stormwater arrangements are satisfactory in relation to on-site retention and water quality.
4. The proposed development requires works to be carried out on adjoining land (filling and stormwater works). The consent of the adjoining landowner has not been provided.
5. The proposal has not demonstrated compliance with the relevant requirements of the Great Lakes DCP 2014 – Part 11 Water Sensitive Design and Part 16 Site Specific Development Controls.
6. The proposed development is not considered to be in the public interest in accordance with Clause 4.15(e) of the EP&A Act