**Attachment A – Draft Reasons for refusal DA/1260/2021/A**

**Reasons for Refusal**

* 1. The modified development results in unreasonable adverse impacts as a consequence of the increased non-compliance with planning controls including the Apartment Design Guide and the adopted Contributions Plans.
	2. The modifications to the development results in an unsatisfactory development by virtue of changes which erode the approved level of residential amenity, results in non-compliance with planning controls and seeks a variation to the contributions plans which are considered unreasonable and reduces the quality of the housing outcomes associated with the development.
	3. The modified development proposal is considered unsuitable for the site and contrary to the public interest.