**Attachment A – Draft Reasons for Refusal**

1. The Consent Authority is barred from granted consent pursuant to s.4.6(1)(a) *State Environmental Planning Policy (Resilience and Hazards) 2021* as the consent authority does not have sufficient information to consider whether the site is contaminated or not.
2. The Consent Authority is barred from granted consent pursuant to cl. 7.6 of *Central Coast Local Environmental Plan 2022* as the consent authority can not be satisfied that services for stormwater drainage or on-site conservation are available or that adequate arrangements have been made to make the service available when required.
3. The Consent Authority is barred from granted consent pursuant to cl. 7.1 of *Central Coast Local Environmental Plan 2022* as an Acid Sulfate Soils Management Plan has not been prepared with respect to the development prepared in accordance with the Acid Sulfate Soils Manual and provided to the consent authority.
4. The proposed development is contrary to Chapter 2.13 of Central Coast Development Control Plan 2022 in that:
	1. The parking and storage area of the site is not sealed which will lead to negative water and air quality impacts.
5. The proposed development is contrary to Chapter 2.9 Industrial Development and Chapter 5.34 of Central Coast Development Control Plan 2022 in that:
	1. Insufficient information has been provided to quantify the noise impacts associated with the development as required by clause 2.9.2.19.
	2. The development application does not provide adequate detail to address the potential impact of fire as required by clause 2.9.2.20.
6. Inadequate information has been provided to demonstrate the development will not have a negative impact on surface and ground water associated with recharge through the site, surface water runoff, windblown contaminants leaving the site and from tracking associated with vehicles leaving the site.
7. The proposal is not in keeping with the public interest as the development has the potential to cause undue air and water pollution and the site is located in proximity to a number of sensitive receptors including, state significant wetlands, public recreation facilities and dwelling houses.