

REASONS FOR REFUSAL

1. The proposed development is inconsistent with the provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP)* with respect to the development resulting in a significant decline in road network efficiency and overall road safety, and resultant adverse impacts on residential amenity and pedestrian safety in the area. [Section 4.15(1)(a)(c) Environmental Planning and Assessment Act 1979]
2. The proposed development is inconsistent with Section 7.03 of Newcastle Development Control Plan 20212, with respect to traffic, parking and access. [Section 4.15(1)(a) Environmental Planning and Assessment Act 1979]
3. The proposed development is considered to pose an unacceptable impact on traffic grounds, in that the additional traffic generated by this development would further exacerbate traffic congestion, increase the extent of on-street kerbside parking in the area associated with the school parent drop-off and pick-up facilities and culminate in a general decline in road network efficiency, road safety and residential amenity in the locality. [Section 4.15(1)(b)(c) Environmental Planning and Assessment Act 1979]
4. Submissions received in response to public notification of the development application have raised issues of a nature and extent that establish that the proposed development will result in unreasonable impacts in terms of traffic, parking and adversely impact on the residential amenity of surrounding lands. [Section 4.15(1)(d) Environmental Planning and Assessment Act 1979].
5. The proposed development is contrary to the public interest with respect to a significant decline in road network efficiency, pedestrian safety and overall road safety and adverse impacts on residential amenity within this area. [Section 4.15(1)(e) Environmental Planning and Assessment Act 1979]
6. The application does not include sufficient information to fully assess the proposed subdivision, due to discrepancies between the plan of subdivision and accompanying Neighbourhood Management Statement and omissions in subdivision plans.