

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning & Assessment Act 1979, the proposed development fails to comply with provisions of State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and the Apartment Design Guide.
2. In accordance with Section 4.15(1)(b) of the Environmental Planning & Assessment Act 1979, the application would result in poor resident amenity and accessibility arising from the design of the ground floor and podium levels.
3. In accordance with Section 4.15(1)(c) of the Environmental Planning & Assessment Act 1979, the suitability of the site for the development has not been adequately demonstrated.
4. In accordance with Section 4.15(1)(d) of the Environmental Planning & Assessment Act 1979, public submissions have been considered and matters raised relate to matters of legislative non-compliance or adverse environmental outcomes
5. Pursuant to the provisions of Section 4.15 (1)(e) of the Environmental Planning and Assessment Act, 1979, it is considered in the circumstances of the case and the above reasons for refusal, approval of the development would not be in the public interest.