

DRAFT REASONS FOR REFUSAL

DEVELOPMENT APPLICATION NO. 25.1/2025

LOT: 3, DP: 208677, LOT: 1, DP: 217764, NO. 896-898 WOODVILLE ROAD, VILLAWOOD &

LOT: 13, DP: 220348, NO. 15 HILWA STREET, VILLAWOOD

The Application Proposes Demolition of Existing Structures and Construction of an 11 Storey Shop Top Housing Development Comprising Two Towers Over a Single Podium, 255 Car Parking Spaces Within Three Levels of Basement Parking, Ground Floor Uses Including 12 Retail Premises, 1 Café and 1 Kiosk With Total Commercial Floor Area of 1,792.4sqm; 148 Apartments on Levels 1-11 (27 x Infill Affordable Units and 121 Units Not for Affordable Housing), and Ancillary Works Such as Tree Removal, Landscaping, Consolidation of Lots and Dedication of Land to the Respondent

REASONS FOR REFUSAL

1. Contentions identified in Statement of Facts & Contentions

Pursuant to the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979, the contentions raised in Council's Statement of Facts & Contentions filed with the Land and Environment Court on 20 May 2025 have not been suitably addressed.

Reason: To ensure development complies with the relevant statutory requirements of the Environmental Planning and Assessment Act 1979.

2. Adverse Environmental Impact

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the development would have an adverse impact upon the natural and built environment and on the amenity of the locality.

Reason: To ensure the amenity of the locality is maintained.

3. Site not Suitable for Development

Pursuant to the provisions of Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, it is considered that the site is not suitable for the proposed development due to the application not satisfactorily demonstrating that the development can be accommodated on the site without resulting in unreasonable impacts.

Reason: To ensure the amenity of the locality is maintained.

4. Public Interest

Pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

Reason: To ensure the amenity of the locality is maintained.