

REASONS FOR REFUSAL

DA2023/0024

Having regard to section 4.15 of the Environmental Planning and Assessment Act 1979 the development application is refused for the following reasons:

- (a) Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the likely impacts of the proposed development, including environmental impacts on the built environment and social impacts, are unacceptable.
- (b) Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the site is unsuitable for the proposed development, which will result in unacceptable environmental impacts for surrounding residential properties.
- (c) Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, having regard to consideration of the requirements of the Deniliquin Local Environmental Plan 2013, inconsistency with the controls of the Deniliquin Development Control Plan 2016, inconsistency with the provisions of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, and the adverse amenity impacts generated, the approval of the proposed development is not in the public interest.