

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)(a) of the Environmental Planning and Assessment Act 1979, the proposed development is not consistent with the aims and objectives of the Deniliquin Local Environmental Plan 2013 and objectives of the Deniliquin Development Control Plan 2016 as it will not satisfactorily minimise land use conflict or protect the amenity of surrounding residential development.
- (b) Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the likely impacts of the proposed development, specifically noise and visual impact on surrounding residential development is unacceptable.
- (c) 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.
- (d) Pursuant to Section 4.15 (1)(d) of the Environmental Planning and Assessment Act 1979, having regard to the reasons for objection in the submissions received specifically regarding inappropriate site selection in relatively closely settled area and visual impact on surrounding dwellings.