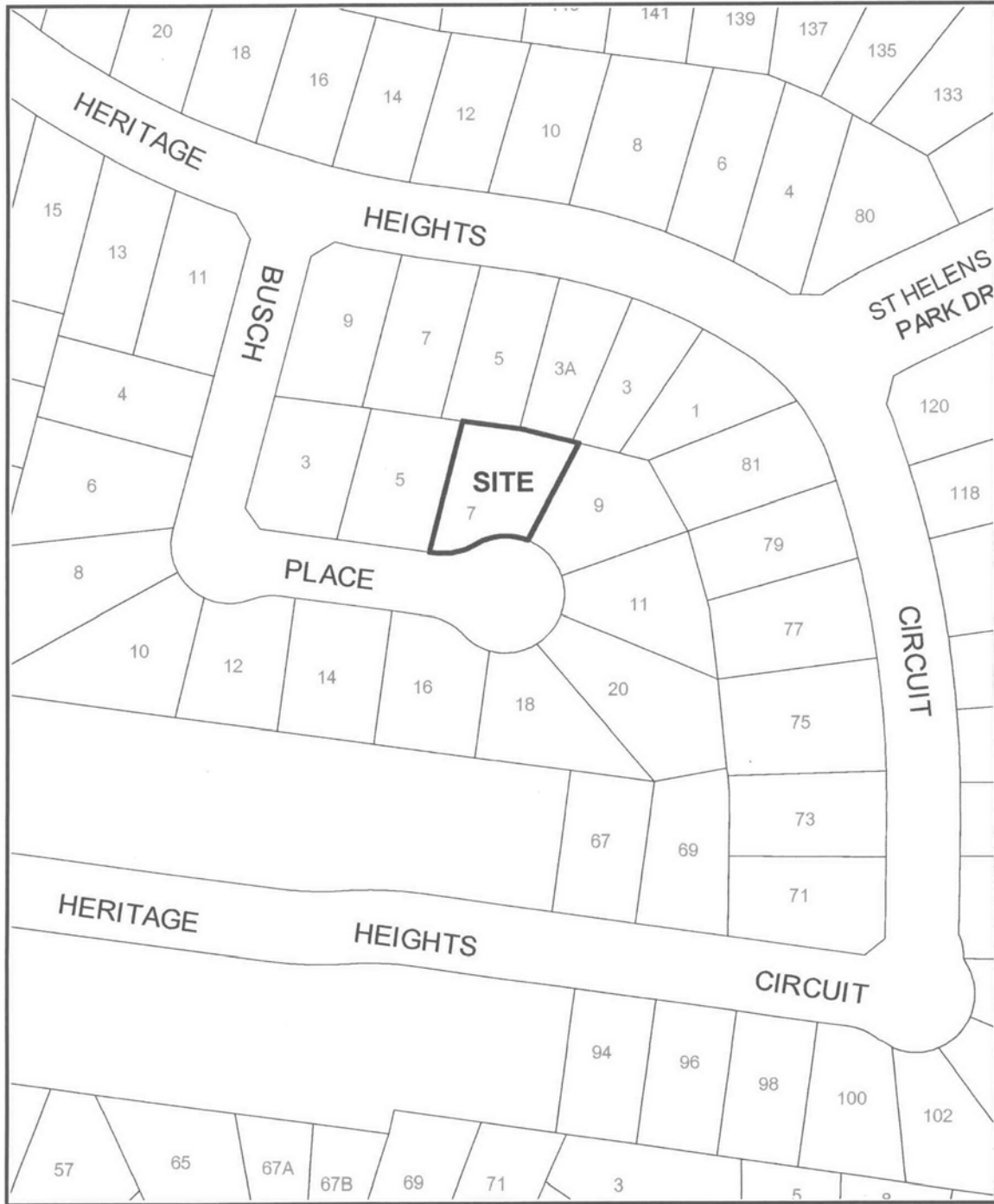


ATTACHMENT 1

Recommended Reasons for Refusal

1. Pursuant to the provisions of Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is inconsistent with Part 3.7.1(a) of the Campbelltown (Sustainable City) Development Control Plan 2009 in that it fails to comply with the maximum floor space ratio calculated as the sum of all buildings on the residential allotment.
2. Pursuant to the provisions of Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is inconsistent with Part 3.7.5.5(a) of the Campbelltown (Sustainable City) Development Control Plan 2009 in that it fails to provide the garden flat with a separate car parking space behind the primary building alignment.
3. Pursuant to the provisions of Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development will result in an excessive floor space ratio that would adversely impact upon the amenity of the locality.
4. Pursuant to the provisions of Section 79C(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.

ATTACHMENT 2



LOCALITY PLAN

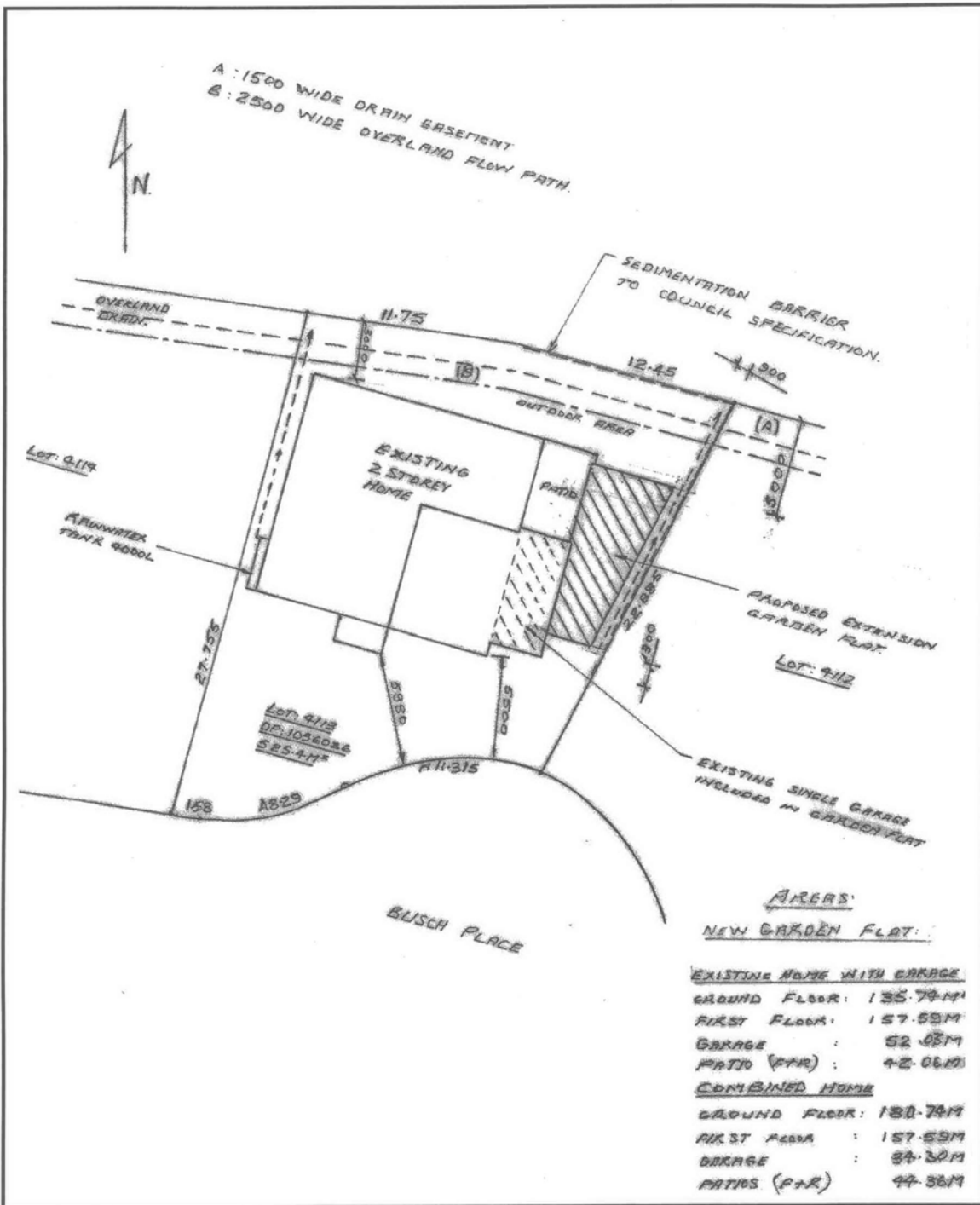


SUBJECT:

CONSTRUCTION OF A GARDEN FLAT.

LOT 4113 DP 1056086 - No. 7 BUSCH PLACE, ST HELENS PARK.

ATTACHMENT 3

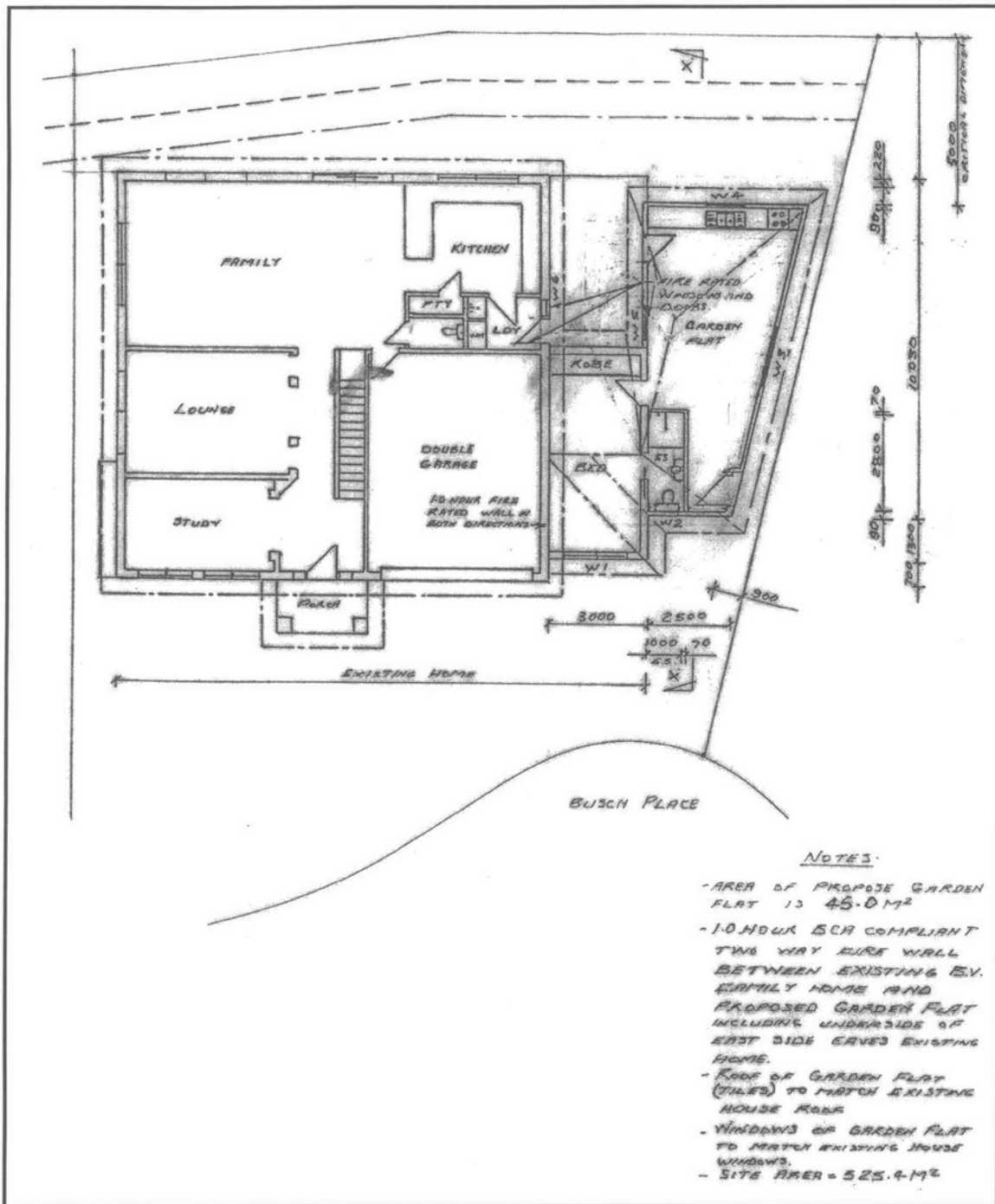


SITE PLAN

SUBJECT: CONSTRUCTION OF A GARDEN FLAT.

LOT 4113 DP 1056086 - No. 7 BUSCH PLACE, ST HELENS PARK.

ATTACHMENT 4



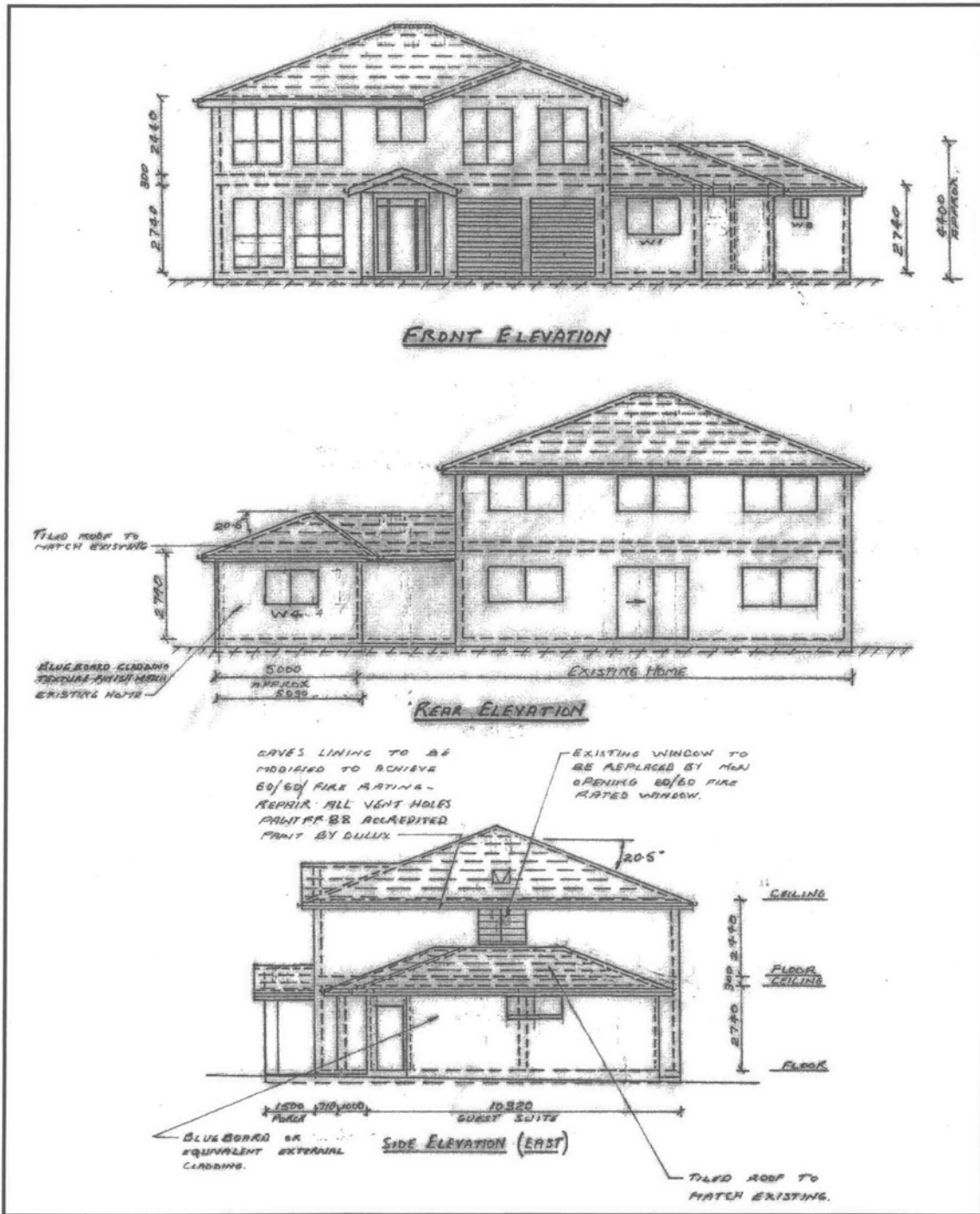
FLOOR PLAN

SUBJECT:

CONSTRUCTION OF A GARDEN FLAT.

LOT 4113 DP 1056086 - No. 7 BUSCH PLACE, ST HELENS PARK.

ATTACHMENT 5



ELEVATIONS

SUBJECT: CONSTRUCTION OF A GARDEN FLAT.

LOT 4113 DP 1056086 - No. 7 BUSCH PLACE, ST HELENS PARK.