

ATTACHMENT 1

Public Submissions

Seventeen (17) public submissions were received in relation to the application. Those issues associated with the key issues have been addressed in the above report. The remaining issues pertaining to various concerns were addressed in the assessment of the application pursuant to the heads of consideration contained within Section 79C of the Environmental Planning and Assessment Act 1979.

A summary of the submission is detailed hereunder.

1. Loss of views from adjoining development.

Comment

The 4 storey residential building (Block B) on Keevers Lane does not obstruct views across the site. The 20 storey building of Block A is relatively narrow and will not significantly affect views from adjoining sites.

2. Excessive height. Should be 2-3 floors.

Comment

This would be an under-development of the site and would not be consistent with the aims and objectives to increase employment and residential population to support the City Centre.

3. Keevers Lane is too narrow. Increased traffic will affect traffic and pedestrian safety.

Comment

Keevers Lane can cater for the additional traffic. Waste collection and pick-up areas have been provided off Keevers Lane for other developments.

4. Keevers Lane is not designed for large waste trucks. Garbage from collection should be from Beane Street.

Comment

Garbage trucks currently travel down Keevers Lane in a southerly direction. The truck will diagonally reverse onto the site which is the similar method for other development along Keevers Lane.

5. Shadow impact on adjoining dwellings will be huge and there will be no sun in the winter time.

Comment

The shadow impacts are greatest in the winter time. The shadow impacts mainly affect the rear car parking areas of other sites along Keevers Lane.

6. Reduction in adjoining privacy by overlooking.

Comment

There is adequate separation with the adjoining building and decks/living areas are orientated to the north, west and south that is, away from the adjoining development.

7. Noise impact and disruption during construction.

Comment

This will be mitigated by a Construction Management Plan required under conditions of consent.

(Refer Condition 2.11)

8. There is no economic demand due to vacant buildings.

Comment

There is a demand for new office/retail space and residential units close to public transport, schools and the hospital.

9. The proposal is out of character.

Comment

The proposal reflects the planning controls and is consistent with the desired character for this area.

10. The resultant increase in crime.

Comment

There is no evidence to justify this claim. Increased population and surveillance can lead to a decrease in crime.

11. Residents in Watt Street will face a blank wall instead of distant views.

Comment

The residents of the existing building in Watt Street will not face a blank wall. Units in Keevers Lane (Block B) will have a blank wall to their east. The units in Block B are orientated towards the west and Keevers Lane. Additional windows to the east wall of Block A should be provided on Levels 1-7 to reduce the appearance of a blank wall.

(Refer Condition 2.12)

12. Lack of infrastructure.

Comment

Roads and services are adequate. Water and sewer is being upgraded in the City Centre for expected future demand.

13. The proposal exceeds the FSR permitted.

Comment

The proposal has an FSR less than the maximum permitted.