

Consideration of issues raised in public submission

Further to the discussion at Section 9 of the Assessment Report, the following table includes our response to the issues raised:

Issue	Council's response
Construction noise	Standard conditions of consent are recommended to be imposed with regard to construction and traffic management during the construction phase of the development to appropriately manage potential noise impacts, including hours of construction (Conditions 5.5, 9.4.2 and 11.4).
Adverse impacts caused by a substantial population increase with regard to a lack of infrastructure, traffic and availability of education, and therefore the developer should build more car spaces, supermarkets, schools and child care centres.	The proposed RFBs are consistent with the zoning and anticipated residential development outcome for this site in accordance with the Growth Centres SEPP and Riverstone Precinct Plan, and the Applicant is not required to provide supermarkets, schools and child care centres on this site. The Precinct includes improvements to infrastructure and roads, as well as new public transport to support the population increase. Other locations within the Precinct are identified as locations for educational establishments and retail premises. For example, Schofields Public School is located approximately 500m to the north-east on Junction Road, The Ponds High School and Riverbank Public School are located approximately 2.3 km to the south-west. There is also vacant land approximately 100 m to the south which is zoned SP2 Educational Establishment. The proposal provides new car spaces in the form on-street car parking along the new public associated with this development and basement parking for residents and their visitors. The provision of car parking spaces complies with the requirements of the DCP.

Note: The submitter has asked that their name and property details are confidential for privacy reasons.