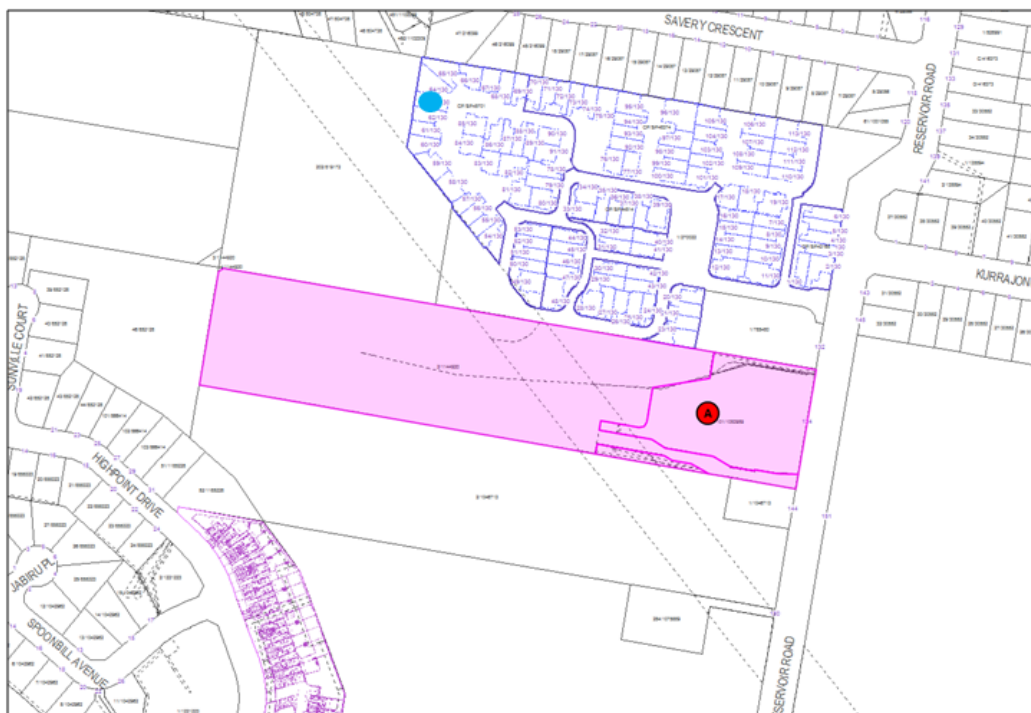


Concern raised in the public submission

1 Location of submitter

1.1 During the notified period, 1 submission was received from the following property:



Location of Submitter in response to notification from 6 to 20 September 2016

2 Consideration of issue raised in the submission

- 2.1 One submission to the proposal was received, objecting to the impact of the proposed development on increasing traffic congestion along Reservoir Road.
- 2.2 The proposal is accompanied by an Assessment of Traffic and Parking Implications prepared by TTPA, which advises that the proposal will increase the number of vehicle trips generated by the development during both the am and pm peak periods. However, the Applicant's Traffic Consultant advises that *"due to the regular gaps provided in the Reservoir Road traffic flows by the traffic signals just to the north and the roundabout (future traffic signals) to the south, the future access movements will not experience any difficulty or delay."* The report concludes that these trips will be distributed across the existing road network and can be readily accommodated, with minimal impacts on the surrounding road system.

- 2.3 The proposal was referred to the Roads and Maritime Services (RMS). In response to their concerns the proposed traffic access to the site has been varied to require all traffic to enter the site with a left-in turn while travelling north, and exit the site with a left-out turn only requiring all traffic to continue travelling north. This arrangement will ensure that there are no cars waiting on Reservoir Road waiting to turn into the site and obstructing traffic. This revised ingress and egress traffic arrangement will assist with alleviating traffic congestion in the immediate vicinity of the site, and is considered to be a positive outcome in response to the concern raised by the submitter.
- 2.4 Council's Access and Transport Management Section (ATMS) Section also reviewed the proposal and does not raise any concern with regard to traffic impacts generated by the development.
- 2.5 This objection has been considered in the assessment of this DA and suitable conditions of consent are recommended to be imposed to manage traffic impacts during the construction of this development. The submission is not considered to warrant the refusal of this application.