


## Appendix G – Planning response to issues raised in public submissions

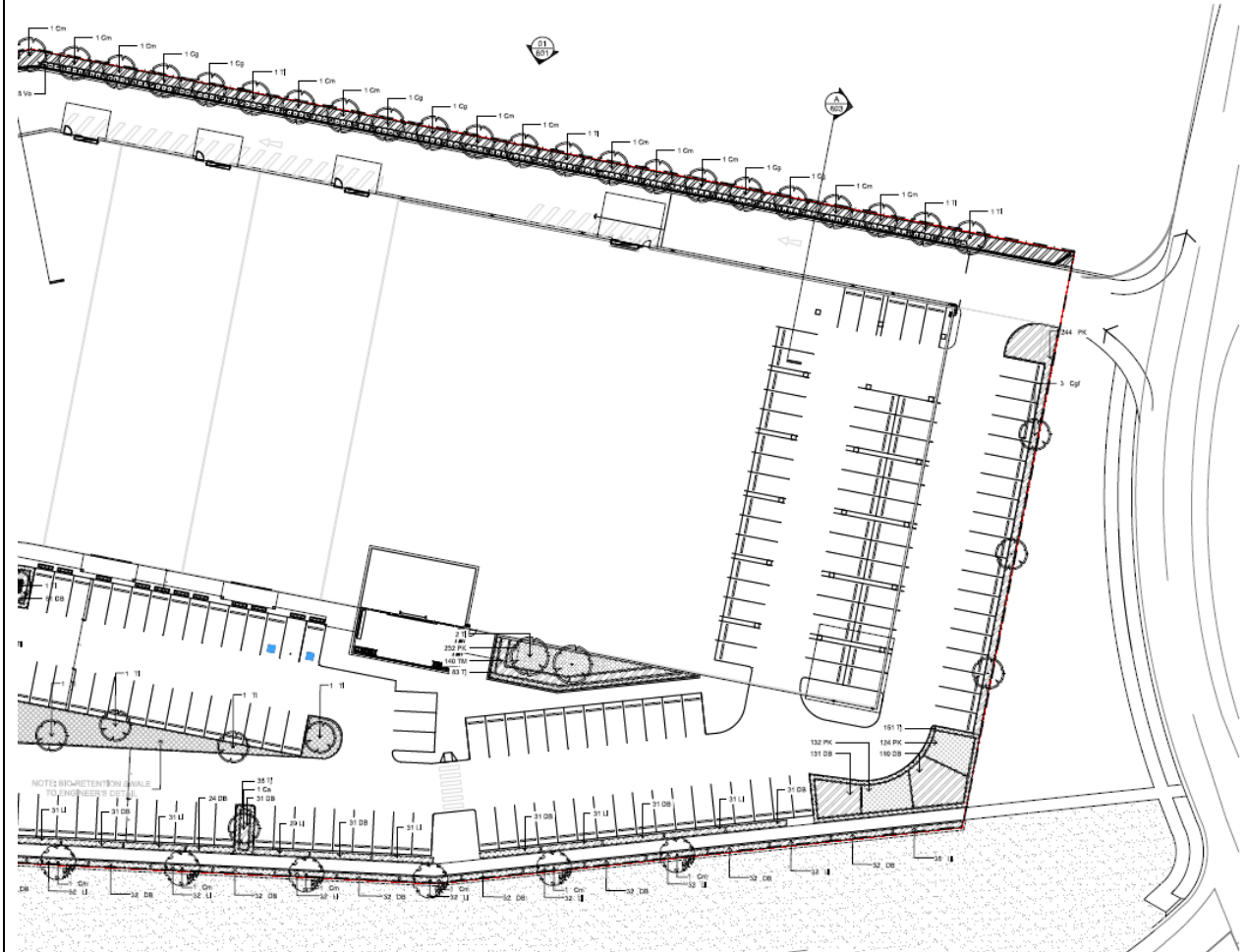
The following tables provide an overview of the issues raised in the submission received in response to the re-notification of the amended application. Issues from the submission have been paraphrased/summarised.

Note, refer to the assessment report to the JRPP meeting of 20 September 2018 for detail of submissions previously made and the planning comment responses.

Issue/Concern	Planning Comment
<b>Site Lines: PCYC will be completely obliterated from any sight lines form the main road, thus impacting on our public domain visibility</b>	<p>Presently views of PCYC Windale along the Pacific Highway and at the intersection of the Pacific Highway/Lake Street/Inner City Bypass are obstructed by vegetation screens along Lake Street and along the eastern boundary of PCYC. It is considered the proposed development will have no impact on the current visibility of PCYC Windale from the aforementioned vantage points.</p>  A photograph showing a wide, multi-lane road intersection. In the foreground, several cars are stopped at a traffic light. The road curves to the right. In the background, there are trees and a clear blue sky. The image is taken from a low angle, looking across the intersection.

**Access and Security: PCYC sees an opportunity to link the new development via pedestrian walkways similar to those from the playing fields.**

Presently the development has no direct pedestrian connection with PCYC at Windale except via the proposed public pathway along Lake Street and the Pacific Highway. The proposed levels along the common boundary present difficulties with any direct connection should such access be proposed with the agreement of the developer.



<b>Access and Security: Vehicular connections between the development and PCYC to enable PCYC patrons access to and from the development</b>	Presently the development has no vehicular connection with PCYC at Windale excepting via the public road network. The proposed levels along the common boundary present difficulties with any direct connection should such access be proposed.
<b>Storm Water: Ensure that existing overland flows are not compromised in any way that may increase flood risk to PCYC</b>	<p>Council's Development Engineers have reviewed and endorsed the proposed stormwater management strategy for the development.</p> <p>The storm water management strategy provides the development will have no offsite impact on adjoining properties, and will manage stormwater discharge during storm events to protect downstream properties from increased runoff.</p>
<b>12m Pylon Signs: Ensure that these include provision for PCYC logo's to maintain public domain visibility</b>	Council cannot impose the requirement for PCYC content to be included as part of the Pylon sign, it must be proposed/requested by the applicant.
<b>Visibility on DA conditions including any social community requirement that PCYC may benefit from</b>	<p>The application is to modify an existing development consent, the conditions for which are publicly viewable through Council's Application Tracking website.</p> <p>Any recommendation to modify the consent conditions will be presented to the RPP, and to be made publicly viewable prior to the public meeting on the matter. The public can then review the draft conditions and request amendments for consideration by the RPP.</p>

<b>Development delivery timeframes</b>	<p>The applicant is seeking to obtain an approval as soon as possible and has indicated intent to commence construction work shortly thereafter, (in preparation for commencement of construction works the applicant has been seeking to address a number of pre-conditions under the existing development consent).</p> <p>Should consent be granted, the timing for commencement of work, (including compliance with the conditions of consent), is up to the applicant.</p> <p>Note, the existing consent contains a number of conditions relating to the construction phase that seek to manage the impacts and inconvenience to adjoining owners/occupants.</p>
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**Mount Hutton Residents Action Group (MWRAG) has noticed there is no shopping trolley management policy included in the development application documentation presented by the applicant and Council have not requested a policy.**

**Council was able to have an acceptable Trolley Management Policy provided for the Coles redevelopment at Lake Fair Shopping Centre. See DA/731/2016 for 56 Wilsons Road, Mount Hutton.**

**MWRAG would like to give notice of a pending submission around Shopping Trolley Management at the Proposed Development site. The matter will be discussed at the groups meeting 8<sup>th</sup> August 2017, it is anticipated MWRAG will wish to formulate a submission at this meeting and submit after 8<sup>th</sup> August 2017.**

This matter is addressed through draft condition 26A which requires submission of a Trolley Management Plan to Council for approval. The TMP must be approved prior to the issuing of a Construction Certificate for the super structure.