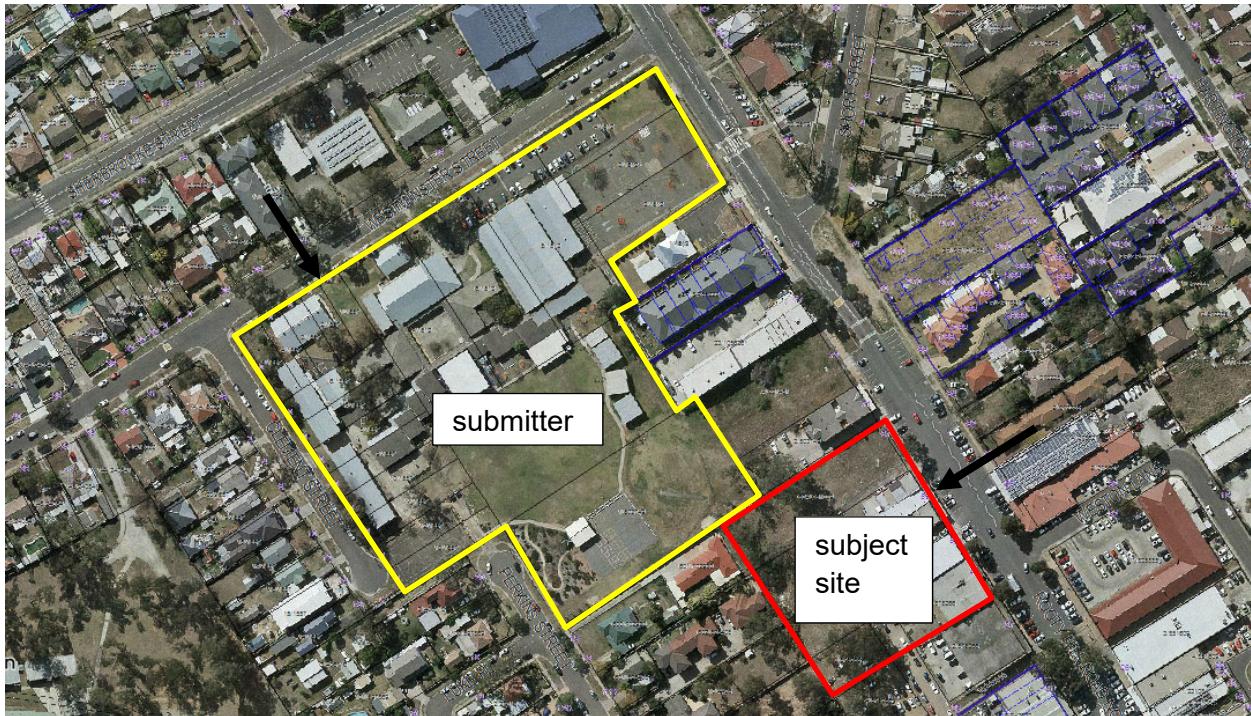


## Summary of concerns and Council response

### 1 Location of submitter



### 2 Consideration of issues raised

Issue	Planning comment/response
<b>Car parking</b> Requests confirmation that there will be parking for all residents. This is critical for the school as it is experiencing reduced parking outside the school.	The applicant has provided ample parking. Adequate basement car parking is proposed for each unit and its visitors in line with the Roads and Traffic Authority (RTA) Guide to Traffic Generating Development. Basement parking is also provided for the proposed shops located on the ground level of each building. There will be a surplus of parking in excess of that required by the (RTA) Guide to Traffic Generating Development and this should ensure all residents, visitors, staff and shoppers will be accommodated in the carpark.
<b>Safety arrangements for Premier Lane</b> Over 250 students walk along North Parade each day and cars exiting Premier Lane pose a risk to pedestrians and drivers. Questions whether Council will install a pedestrian crossing or lights across Premier Lane.	At present the intersection of Premier Lane with North Parade is the only entry/exit point for the lane. This proposal will complete the connection of Premier Lane to Rooty Hill Road North, providing greater options for vehicular circulation. Council's traffic engineers have not required a pedestrian crossing or lights at this intersection. However, the Local Traffic Committee can, in the future, review the local traffic conditions, which will change with the completion of Premier Lane by this proposal and the redevelopment of other potential sites in the local centre.
<b>Loss of trees</b> Questions whether Council will require the retention of the Cumberland Forest Trees on	Most of the trees will be removed from the site due to their location. The proposal was redesigned to include the retention of the large Forest Red Gum at the mid northern boundary of the site. This tree will

<b>Issue</b>	<b>Planning comment/response</b>
<p>the site and what conservation plan will be required from the developers.</p>	<p>be retained adjacent to the Building B open space deep soil area, as a condition of consent.</p> <p>The tree will become the responsibility of Council to maintain as it will be located within the new footpath area of the Premier Lane extension that will be dedicated to Council on completion of this project. The tree's roots will be surrounded by soft landscaping in the footpath area and the adjacent deep soil areas will assist its retention.</p> <p>New street trees will be planted in Premier Lane and Rooty Hill Road North and the ground level open space areas of the development will have a range of new plantings as indicated on the landscape plans.</p>