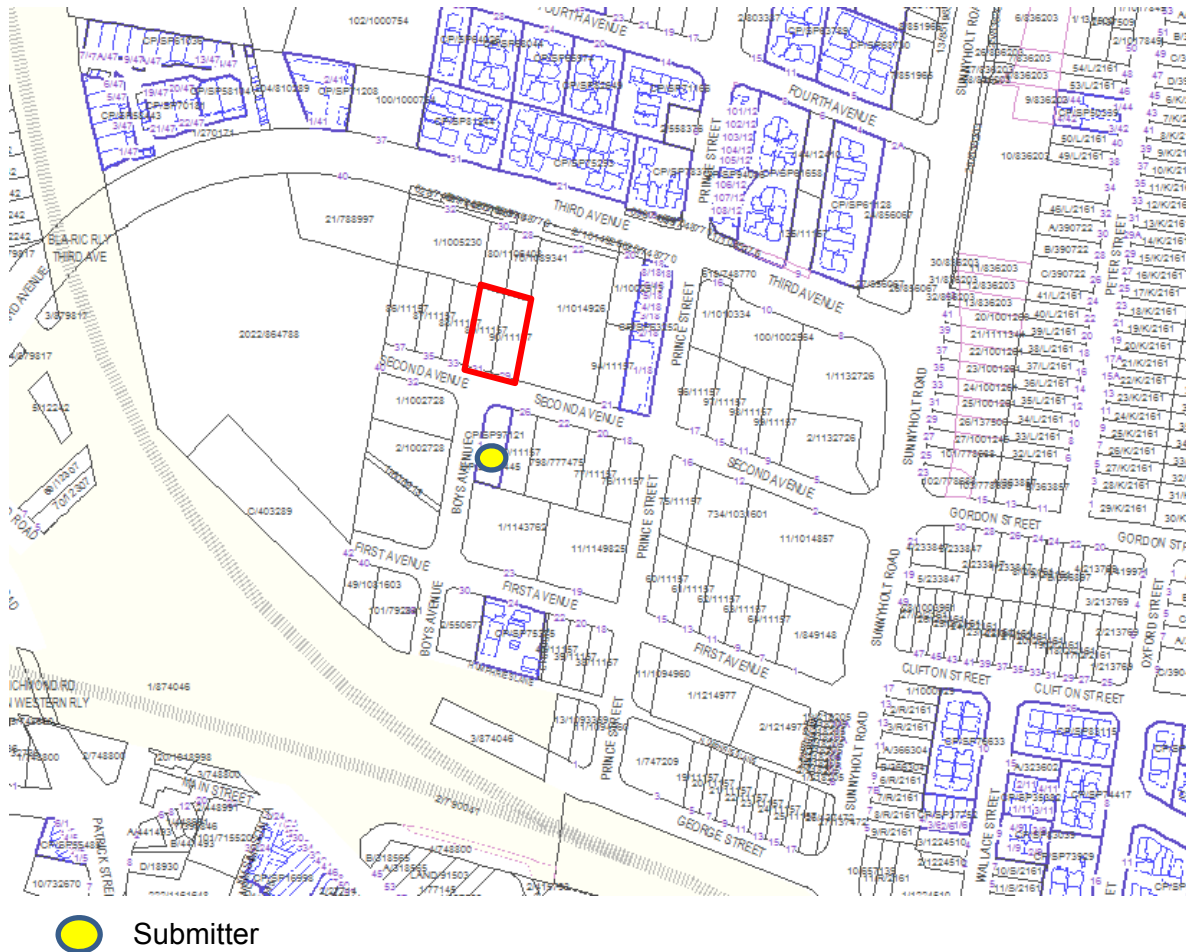


Summary of resident concerns and Council response

1 Location of submitter



2 Consideration of issues raised

Issue	Planning comment/response
<p>Conversion of the 3 bedroom units does not provide the community with living choice</p>	<p>According to the market research analysis undertaken by the Applicant, the demand for 3 bedroom units in a high rise living environment is low, and that the expected pricing would be competitive with a 3 bedroom house in a low rise living environment around the Blacktown area.</p> <p>Whilst a 3 bedroom unit provides a wider variety of apartment choice, it is noted that its location in the CBD area and proximity to Blacktown Railway Station is likely to attract smaller families and single professionals who may not require a 3 bedroom unit. The proposed deletion of 3 bedroom units in this building is acceptable. There is ample housing choice for 3 bedroom dwellings and attached dwellings in the nearby Fairwater Estate, which is located approximately 1 km away from the subject site and close to the CBD.</p>

Issue	Planning comment/response
Conversion of the 3 bedroom units and reduction in commercial space is driven by profit	<p>The proposed commercial area has been reduced by 56m², down to 634 m², which is a minor reduction and still provides a viable commercial area to provide services for local residents.</p> <p>The market research analysis has demonstrated low demand for 3 bedroom units in a CBD context, and the provision of an additional 16 units as a result is assessed as satisfactory in attachment 6, ensuring a quality living environment.</p>
No detailed information was provided regarding the internal reconfigurations, so made DA difficult to assess	<p>The notification letter did advise that a notified person could access the detailed plans and supporting documentation at Council. It should be noted that internal residential floor plans are not usually included in the notification letter for security reasons. These plans are at attachment 5 and the proposed reconfigurations are assessed as satisfactory in attachment 6.</p>