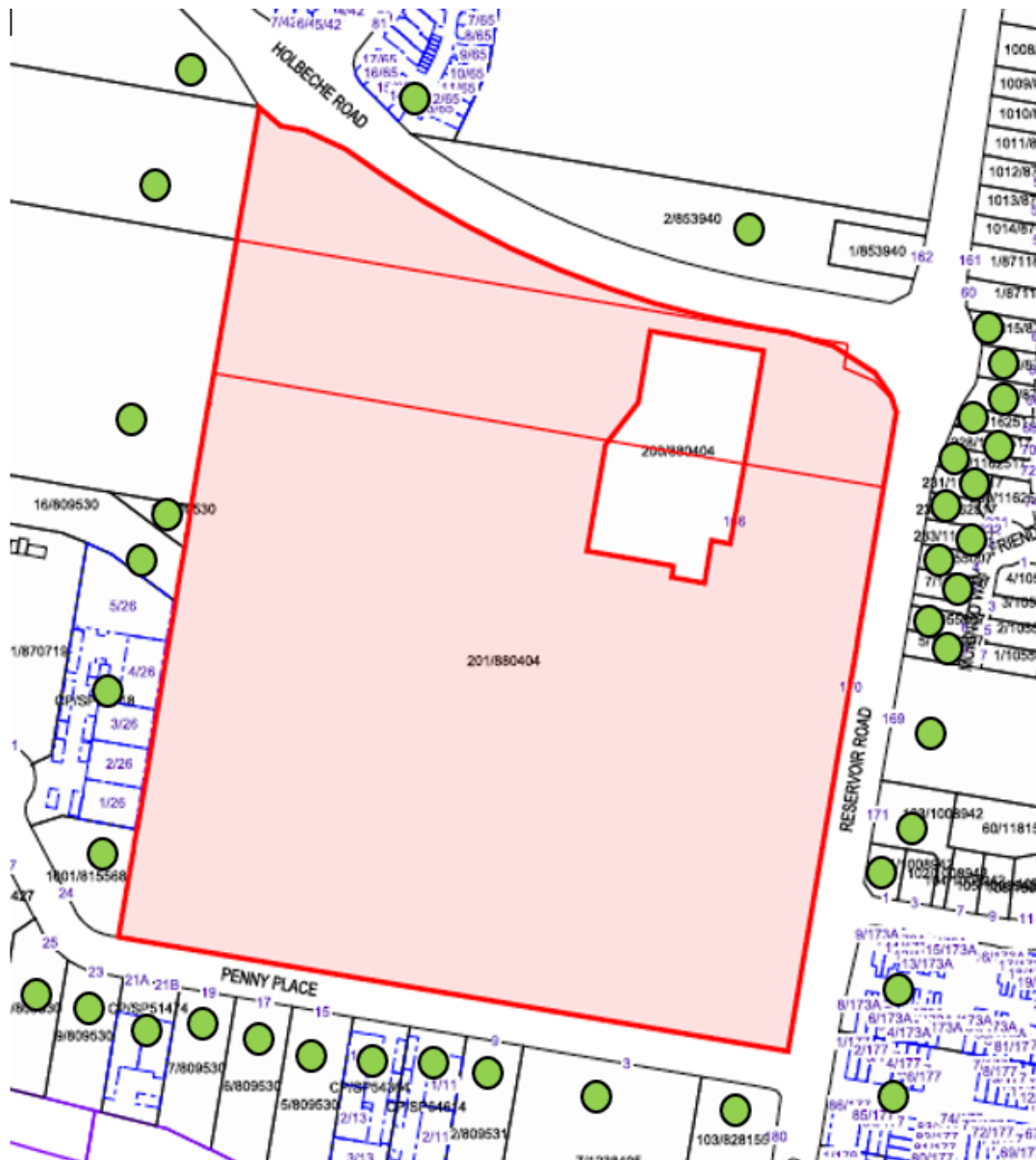


Summary of residents' concerns and Council response

1 Notification Area

The application was notified to 123 surrounding property owners and occupiers as indicated in the notification plan below.



2 Location of submitters



3 Consideration of issues raised

Issue	Planning comment/response
Flooding (raised by the 2 objectors to the west)	Our drainage engineers have considered the issues raised and are satisfied that the submitted drainage designs will adequately redirect and drain stormwater to existing culverts to the north, thereby preventing flooding impacts to the properties to the east as a result of the development, subject to conditions of consent.
Loss of on-street parking during construction (raised by the objector to the south)	There is ample space on the subject land for builders, tradesmen and other labourers working on the development to park their vehicles during its construction such as the existing sport field and existing car park. Existing users of the sports field where the construction will occur will likely park closer to the to the new sports fields located on Walters Road.
Noise impacts during construction (raised by the objector to the south)	An acoustic report has been prepared for the proposal that provides recommendations to mitigate noise impacts of the development. This has been reviewed by our environmental health officer who considers the mitigation measures acceptable subject to the recommendations of the acoustic report being undertaken at both construction and operational phase of the proposal. Standard building conditions have been imposed that require that any objectionable noise, dust, concussion, vibration or other emission from the development works to

	not exceed the limit prescribed in the Protection of the Environment Operations Act 1997 during construction. The hours of any offensive noise-generating development works have also been limited to between 7 am to 6 pm, Mondays to Fridays and 8 am to 1 pm, Saturdays; and no such work will be undertaken at any time on Sundays or public holidays.
Dust and dirt emissions during construction (raised by the objector to the south)	Several conditions of consent have been imposed to control dust emissions from the site during construction. Notwithstanding this, a condition has also been imposed that will require the submission of a construction environmental management plan prior to construction of any stage of the development to minimise dust emissions. Dilapidation reports will also need to be submitted prior to and post construction of each stage of the development.
Damage to and loss of business due to noise, dust and dirt created by the construction of the development will make barbeque classes less appealing (raised by the objector to the south)	The weekly barbeque classes held in the submitter's outdoor carpark area could be held after 6pm on weekdays or after 1pm on Saturdays or any time on Sundays if there is concern that the construction activities will make the classes less appealing. In the long term, the amount of new residents could in fact increase the number of clients for the submitter dramatically without impacting on on-street or the submitter's on-site parking.