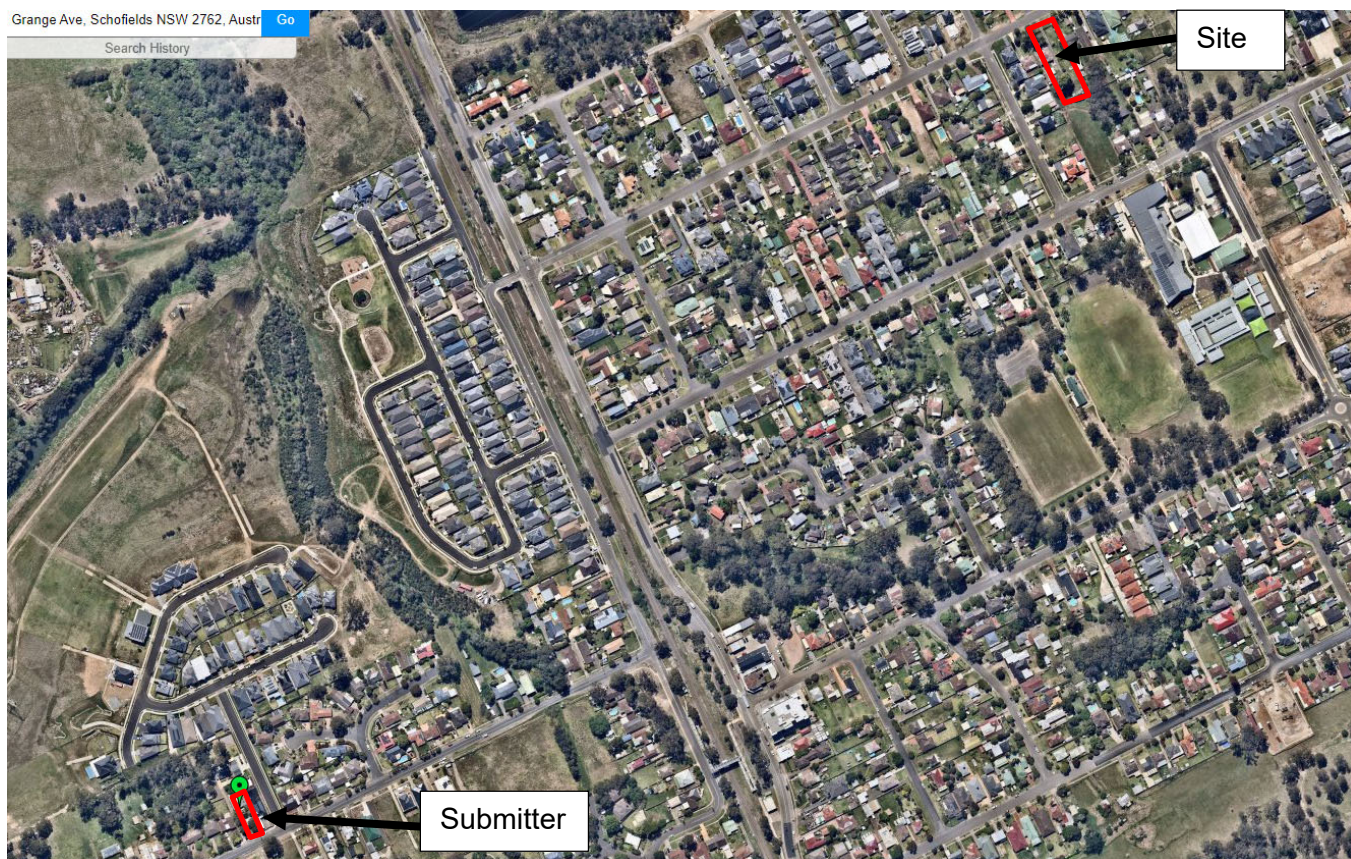


## Summary of resident concerns and Council's response

### 1 Location of submitter



### 2 Consideration of issues raised

Issue	Planning comment/response
Technical accuracy	The incorrect spelling of 'perspective' on applicant's Drawing A002 Issue B is noted.
R2 zone objectives	<p>The objectives of the R2 Low Density Residential zone are:</p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.</li> <li>• To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.</li> </ul> <p>A childcare facility is permitted with consent in the R2 Low Density zone and meets the objectives in terms of providing facilities to meet</p>

	<p>the day to day needs of the residents and support the well-being of the community.</p> <p>The childcare facility can also support people who may work in the area such as the local schools.</p> <p>Local residents also include people who live in the nearby suburbs and need a child care facility.</p>
Dwelling height, massing and siting	<p>The original application was for a 2-storey building but was amended (and readvertised) to a single storey building that is more compatible with the local character of the area.</p> <p>The zone also permits other land use buildings such as a childcare facility to be provided within the zone rather than only permitting dwellings.</p>
Amenity impacts Traffic and noise	<p>Westminster Street is a Council owned road containing a traffic and parking lane in each direction.</p> <p>The application was supported by a traffic report that states the traffic generated by the parents and staff will be minimal and is not expected to adversely impact upon the safety or operation of the surrounding road network. This proposal and traffic report were referred to our traffic section, which had no objection to the proposal subject to conditions.</p> <p>The application was also supported by an acoustic report that assessed the site and the surrounds against the noise criteria. Based on that assessment recommendations were made to minimise any adverse impact and these will be included as conditions of consent. The report was also referred to our Environmental Health Unit, which also had no objection, subject to conditions.</p>