

Summary of residents' concerns and Council response

1 Location of submitters

The property address of the submitter was not provided.

2 Consideration of issues raised

Issue	Planning comment/response
Local street capacity in the context of growing residential population, in particular from residential developments on Grandeur Parade	<p>The traffic generation associated with the proposed development has been analysed in the Traffic Impact Assessment submitted with the application.</p> <p>This assessment includes an analysis of the operation of intersections and traffic flows along local streets and concludes that there is adequate capacity at all 3 key intersections to cater for traffic generated by the proposed mixed-use development, taking into account future background traffic growth. It also concludes that there will be no traffic related environmental impacts.</p> <p>Council's traffic engineer agrees with the traffic consultant's assessment of traffic generation and concludes that its impact on the local road network will be moderate. Although they acknowledge that traffic generation will have an impact on the amenity of adjacent residential streets, the proposed development is supported.</p> <p>A condition is imposed requiring an amended plan of management for the child care centre and plan of management for the medical centre detailing the proposed operation of the parking on-site for both uses to ensure the basement car park is used at all times.</p>