

Item 12.9 Planning Application PA 2017/6447 - Use and development of land for a 3 storey mixed use commercial building, comprising of 3 apartments, child care centre, office, food and drink premise, basement car parking, and a reduction in the car parking requirements At 17 Scott Street

Appendix 4 Response to Objections - undated

Appendix 4 – Response to Objections

Objection	Comment
<p>Excessive car parking demand.</p>	<p>A Car Parking Demand Assessment has been provided by the applicant.</p> <p>The assessment indicates that <i>“The parking demand of the non-residential uses of the proposal will vary according to the time of day... During the morning period the parking demand will be primarily due to the offices and the childcare centre... The short-term demand of parents/guardians is estimated at 3-4 spaces. The provision of 3 staff spaces for the childcare centre and 2 spaces for the offices is expected to accommodate the long-term parking demand of those uses... The long-term demand of the food and drink premises staff can be accommodated on-site within the garage... some parents would be expected to park in the short-term spaces adjacent to the building, where surveys show numerous spaces to be available at the busier pick-up and drop off times, i.e. 8:30am and 5:30pm. The customer demand of the food and drink premises is estimated at 2 spaces during the lunch time period, which would be accommodated on-street well after the morning peak of the childcare centre. Once again surveys indicate sufficient on-street parking is available.”</i></p> <p>Council's Traffic and Transport Engineers have reviewed the car parking demand assessment provided, and have not raised any glaring issues with the analysis provided.</p>
<p>Traffic congestion along the Scott Street and the along the rear laneway.</p>	<p>The Car Parking Demand Assessment has been provided by the applicant, also provides an assessment on in-terms of traffic generation.</p> <p>The assessment indicates that <i>“The traffic flows, outside of the peak set-down and pick-up periods for the childcare centre, generated by the development proposal will be very low... The peak traffic generation of the offices would be expected to be predominantly in the opposite direction to the dwellings and equate to no more than 2vph/100sq.m., or 2 vehicles in the peak hour... Parents typically drop off and pick up children over extended periods in the morning and afternoon. The highest traffic generation, at any time, attributable to</i></p>

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	<p><i>parents/guardians is expected to equate to of 0.8vph/ child, equating to 26vph (2-way) in the AM and PM peak hours. The estimate equates to 13 parent cars arriving and then departing over the hour, and, a car movement every 2 – 3 minutes. In the worst case and assuming that the traffic of all uses coincide, then the total increase of 32vph is estimated. The addition of up to 32vph (2-way) is not expected to have any discernible impact on traffic operating conditions along the ROW or its intersections with Scott Street.”</i></p> <p>Council’s Traffic and Transport Engineers have not raised any glaring issues with the analysis provided.</p>
<p>A three-storey building is too large.</p>	<p>Council’s Urban Designers have not raised any issues in relation to the overall height and built-form of the proposed mixed use building that is being proposed. The second floor is also recessed from the southern boundary, which reduces the extent of overshadowing on the local park to the south. The construction of a three-storey building is not unusual within commercially zoned area.</p> <p>It is anticipated that the Scott Street Neighbourhood Activity Centre would develop overtime with more intensive built form elements (including accommodation located on the first floor).</p>
<p>There is already enough food and drink premises</p>	<p>The subject land is located in designated Activity Centre. The small scale increase in food and drink options is considered to be beneficial to the community that the Activity Centre serves.</p>
<p>Increase in noise due to apartments</p>	<p>The apartments would be used for domestic purposes. The noise from domestic noise is not considered to be relevant planning consideration.</p>