

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Officer Technical Comment:
Convenient and great inclusion for the community that will be utilised by park users.	Noted.
Café will allow for more activation of the park.	Noted.

Comments Received in Objection:	Officer Technical Comment:
<p><u>Parking and traffic</u></p> <ul style="list-style-type: none">• The development will create more overcrowded streets; and• The development is in close proximity to a day care centre and the increased traffic could pose safety risks to children.	<p>The proposed kiosk fronts Jack Marks Park and is of a relatively low scale, such that it will likely only service existing visitors to the park and general area. Given this, it is not considered that the customers of the proposed kiosk will generate any significant additional parking demand or add to traffic issues in the area. The development complies with the City's current Policy No. 7.7.1 – Parking and Access and the two bays provided on site are considered adequate to accommodate the parking for the uses on site. However, it is considered necessary for the resident, Bed and Breakfast guests and Eating House staff to be managed to ensure only there is only demand for two car parking bays at any one time. On this basis it is recommended that a condition be included on any plan requiring a parking management plan to set out how car parking will be managed to ensure the development has no impact on the surrounding residential area.</p> <p>As the proposal is not considered to further impact on the traffic in the area, it similarly not considered to have an impact on the safety of children at the nearby day care centre.</p>
<p><u>Noise</u></p> <p>The proposal will create additional noise to that generated from the users of the park.</p>	<p>The impact of noise to the surrounding residential developments is considered to be minimal as the proposal fronts the reserve and the location of the seating area is setback 28 metres from the street frontage. The noise generated from the proposed Eating House is not considered to exceed that from the users of the dog park.</p>
<p><u>Existing Businesses</u></p> <p>Too many coffee businesses (café's) in the area.</p>	<p>The number of similar businesses in the area is not a relevant planning consideration.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Health and Safety</u></p> <ul style="list-style-type: none"> • The health and safety requirements should apply to this development; and • No toilet facilities. 	<p>The proposal will be require to comply with all applicable food safety, building and health requirements. Given the small scale of the kiosk proposed, no toilet is required for the kiosk customers.</p>
<p><u>Amenity</u></p> <p>The proposal will adversely impact the suburban harmony of the area.</p>	<p>The proposed Eating House use is located on the western side of the lot, adjacent to Jack Marks Park and away from the surrounding residential dwellings. The proposal incorporates a maximum of four patrons, with the seating area located to face Jack Mark's Reserve at the rear of the dwelling. Customer access to the kiosk will also be through the park. This area is setback 28 metres from Turner Street and is separated from the eastern and southern residential area by the existing dwelling and studio on site. As the proposal seeks to retain the existing single house and bed and breakfast uses, which will continue to front Turner Street, there will be no impact on the character of the existing streetscape as a result of the proposed use. Given the above, it is considered that the proposal is compatible with the Residential zone.</p>
<p><u>Access</u></p> <p>Proposed access to the Eating House is through the public park</p>	<p>The proposed development is contained within the lot boundary. There is no restriction on access to a site from the adjacent reserve.</p>
<p><u>Number of Businesses</u></p> <p>The inclusion of the Eating House will increase the number of businesses at the subject site to be three.</p>	<p>There are no restrictions on the number of businesses and/or uses that can operate from a site. The developments and use of the site is assessed in accordance with relevant State and Local Planning Policies and on their merits.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.