

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 Objection:	Officer Technical Comment:
<p><u>Parking and Traffic Congestion</u></p> <ul style="list-style-type: none"> The provision of nil parking provided on site is not acceptable as parking is extremely limited within the area (i.e. caused by the Mosque and other commercial development within the locality). The nil parking will affect the surrounding businesses and the public parking supply within the locality does not exceed the parking demand. On-street parking in other nearby streets is for residents only whereas Brisbane Place accommodates 2 hour time limited parking, with residential parking only after business hours. Therefore, Brisbane Place cannot accommodate the additional parking demand that will be created by the Hotel. The service vehicles will cause further traffic congestion along Brisbane Place. Brisbane Place and the surrounding local road network cannot accommodate heavy vehicles due to the roads being narrow and being used of on-street parking. Concerns service vehicles cannot be accommodated along Brisbane Place. 	<ul style="list-style-type: none"> The applicant has proposed to pay a cash contribution in lieu of providing parking on site. Administration does not consider this will satisfy the parking demand generated by the proposed development, nor is it reasonable for the City to be able to provide parking facilities and infrastructure for 32 bays within the immediate vicinity. The service bay on Brisbane Place is not supported by the City.
<p><u>Noise</u></p> <p>The increase in traffic including heavy vehicles for deliveries to the proposed hotel poses a noise and safety issue to residents within the locality.</p>	<p>The service bay along Brisbane Place is not supported by the City. Notwithstanding, should the application be determined favourably, the development is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
<p><u>Landscaping</u></p> <p>Additional vegetation should be provided on site.</p>	<p>Amended plans with additional landscaping on site have been provided (see Attachment 2). The City is not satisfied that the development has been designed to ensure mature growth of the plant stock. The proposed landscaping arrangement is therefore not supported.</p>
<p><u>Waste</u></p> <p>Rubbish bins left on the verge will cause further congestion along Brisbane Place.</p>	<p>The Waste Management Plan proposes private waste collection, which will occur once per week. Notwithstanding, the service bay located on Brisbane Place is not supported by the City. The proposal is therefore not supported.</p>

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