

**ATTACHMENT C - Schedule of Submissions**  
**PROPOSAL: DA16/0360: Boarding House - Lot 18 (Hse No 75) Bussell Highway**

**OFFICER: Joanna Wilson**

Submission No	ADDRESS	NAME	Nature of Submission	Officer Comment
<b>PUBLIC SUBMISSIONS</b>				
1		J Stewart 1/78 Reynolds Street	<p>Raises concerns about the following topics:</p> <ul style="list-style-type: none"> <li>The building could accommodate up to 50 backpackers with the only recreational area being close to the rear boundary and bedroom windows;</li> <li>If this is approved a high fence and screening should be erected along the boundary;</li> <li>Impact on neighbouring properties</li> </ul>	<ol style="list-style-type: none"> <li>Under the Health Local Laws 1997 – 2 sets of bunkbeds could be accommodated in each room;</li> <li>Addressed within Officers comments section;</li> <li>Addressed within Officers comments section.</li> </ol>
2		N Bancroft 76 Reynolds Street	<p>Raises concerns about the following topics:</p> <ul style="list-style-type: none"> <li>Insufficient application – not a valid planning application a Social Impact Statement should have been submitted;</li> <li>Assessment needs to be based on the maximum capacity of the rooms. 48 people including the dwelling occupants, and associated traffic, noise and disruption to a site that could normally only be developed as a residential triplex, is not a reasonable planning outcome;</li> <li>The area is predominately permanent residential in nature, character, amenity and function. The scale and configuration of the boarding house is inconsistent;</li> <li>Proposal detrimentally affects the residential amenity of neighbouring properties;</li> <li>Noise and disturbance from outside recreational activities;</li> <li>Trip generation would be over 200 per day, demonstrating the overdevelopment of the site;</li> <li>A boarding house of a suitable residential scale and nature could be consistent and provide housing choice</li> </ul>	<ol style="list-style-type: none"> <li>Additional information was requested and some information submitted, in light of the officer recommendation was not advertised;</li> <li>Under the Health Local Laws 1997 – 2 sets of bunkbeds could be accommodated in each room;</li> <li>Agree, addressed within Officers comments section;</li> <li>Agree, addressed within Officers comments section;</li> <li>Agree, addressed within Officers comments section;</li> <li>Car parking has been addressed within the report;</li> <li>Agree, a small scale boarding house could be acceptable;</li> <li>Agree, addressed within Officers comments section;</li> <li>Agree, addressed within Officers comments section;</li> <li>This should be a condition if an alternative recommendation is proposed.</li> </ol>

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			<ul style="list-style-type: none"> <li>• As proposed does not respect the character and is not domestic in scale;</li> <li>• Insufficient car parking numbers, bicycle parking and storage facilities,</li> <li>• Impact from cars, noise, headlights;</li> <li>• No details on finished floor levels, fencing,</li> </ul>	
3.		B Cook 77 Bussell Highway	<p>Raises concerns about the following topics:</p> <ul style="list-style-type: none"> <li>• Insufficient details on the existing residence, onsite manager, communal areas, bin area, drainage, buffer zones, fencing etc;</li> <li>• Insufficient parking spaces, no bicycle storage or storage facilities. No separation of pedestrian traffic and vehicle traffic;</li> <li>• Driveway would be 2 metres from a bedroom and living areas, impact from noise and headlights;</li> <li>• Inadequate fencing to protect neighbours;</li> <li>• No information regarding, setbacks to adjoining properties, outside communal areas, resident caretaker, fire management plan, lighting, landscaping and paving or waste disposal.;</li> <li>• Large development in residential areas which would have an unacceptable impact on adjoining residents, there is no regard to amenity, character and reasonable expectations of the residents.</li> </ul>	<ol style="list-style-type: none"> <li>1. Additional information was requested and some information submitted, in light of the officer recommendation was not advertised;</li> <li>2. Agree, car parking has been addressed within the report</li> <li>3. Agree, the impact on neighbouring properties has been considered and addressed;</li> <li>4. This should be a condition if an alternative recommendation is proposed.</li> <li>5. This should be a condition if an alternative recommendation is proposed.</li> <li>6. Agree, officers have concerns about the scale of development and character of the area, this has been addressed within the report.</li> </ol>

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4.		S & J Colquhoun 73 Bussell Highway	<ul style="list-style-type: none"> <li>• No communal outside areas, people would congregate on the car park;</li> <li>• Insufficient toilets;</li> <li>• Noise and disturbance from the amount of people and socializing;</li> <li>• Heavy vehicle movements on a dangerous section of Bussell Highway;</li> <li>• No details on management;</li> <li>• Boarding house is unsuitable for the location and the proposal is overdeveloping the site, furthermore there is too many people with potential for antisocial behaviour;</li> <li>• Negative affect on business and property values.</li> </ul>	<ol style="list-style-type: none"> <li>1. Agree, noise and disturbance from the patrons has been addressed within the report;</li> <li>2. The amount of toilets, showers, kitchen area complies with Building Code of Australia;</li> <li>3. Engineering has considered the proposal and have not raised any objections or concerns with the access/egress;</li> <li>4. The existing dwelling is proposed to be converted to a managers residence;</li> <li>5. Agree, this has been addressed within the report;</li> <li>6. Property values is not a material planning consideration.</li> </ol>
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