

Issue		Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific				
<i>Access and Mobility</i>	Ageing Population	1, 2	The ability to cater for an ageing population, particularly those with limited mobility and ability to care for themselves. Suggestion that the Code should specifically target development addressing the needs of the population at each stage of their lives.	The code primarily targets urban/natural structure, land-use and design. Although incorporating principles of access and mobility, it is addressed in a broader sense than might otherwise be provided in detailed, targeted, and complimentary policies, such as, seniors housing, Building Code of Australia, housing for the disabled, adaptable housing and the like.	No change recommended
	General Mobility	1, 2, 35	Although generally supportive of the proposed pedestrian and cycleway connections, additional consideration should be directed to planning safer walking and cycling access to retail outlets.	The urban design practices embodied in the code emphasise the importance of and the need for improved cycle and pedestrian facilities. This is achieved in terms of public domain improvements and through the requirement for larger commercial and retail businesses to provide facilities, such as, bike storage and showers.	No change recommended
	Access and Mobility for wheelchair and scooter occupants	1	Recent development within Pottsville with poor pedestrian/wheelchair access People with disabilities not properly considered – no images of wheelchair or mobility scooter users.	New development is subject to the access and mobility provisions of the Building Code of Australia and under Australian Standard AS1428.1 – 2001 Part 1 – Design for Access and Mobility The public domain improvements identified are designed for the broader community and will need to comply with the access and mobility provisions of the above standards.	No change recommended

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<i>Building Heights</i>	General	3, 14	Two submissions sought a maximum 2 storey building height to be extended across the whole of the study area, aside from the CBD.	Analysis of the existing height controls throughout the study area on the basis of site topography, constraints and permissible building typology indicated that a single height control of 2-storey was not justified. There has been no design analysis to substantiate a better design outcome by way of a 2-storey height limit.	
	Village Centre	1, 2, 3, 17, 18, 19, 23, 34, 35, 36, 38, 41	<p>Mixed issue with support and opposition raised about the proposed increase in building height from 2 to 3-storey.</p> <p>Limited support for an increase in height conditional on widening Coronation Avenue.</p>	<p>A detailed urban design analysis indicated that under specific conditions 3-storey development would not have a significant impact on the streetscape but could have a positive public benefit by improving access to and the diversity of housing and business opportunities within the village centre.</p> <p>The road reserve of Coronation Avenue is not sufficient to enable the widening of the road, and would require private land resumption. Based on current land tenure and the associated cost of redeveloping land resumption it is not a practical or justified option.</p>	

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<i>Environment</i>	Climate Change; natural hazards	1, 3	Reference and acknowledge environmental hazards such as bushfire, climate change and rising sea levels.	<p>The code's drafting and background analysis is based upon the best opportunities and constraints data available. This information is sourced from a wide range of specific documents that are frequently updated as new information becomes available, and it is not the role of this code to duplicate this information because this would undermine the currency of the code as information is updated.</p> <p>However, Appendix 5.5 to the Code contains a summary of the key constraint mapping for the study area, including bushfire prone land mapping and 1:100 year flood and PMF flood mapping.</p>	No change recommended.
	Emergency Planning	2, 4, 38	Increased emergency planning in the context of increased population growth and climate change, including infrastructure idea's to assist in flood mitigation.	Emergency planning generally occurs through a variety of polices both at the local and State level, it is not the role of this Code to specify or suplicate those measures, but to incorporate best practice within the proposed urban design controls. For example, Council is currently undertaking a Floodplain Risk Management Strategy for the whole of Shire, which will provide greater clarity and options for managing development of flood liable areas and emergency and risk based scenarios that incorporate climate change projections.	No change recommended.

Issue		Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific				
	Improvements and maintenance	2	Improve quality of Cudgera Creek, remove weeds and provide greater access to Mooball Creek.	Council's Natural Resource Management Unit have proactively been undertaking assessments and the preparation of policies for the management of Cudgera and Mooball Creeks and their catchments. Further improvements and management of these Creeks will be identified within these more detailed studies.	No change is recommended.
<i>General</i>	Extent of study area	6	Discrepancy between the extent of the study areas of the Pottsville Locality Based Development Code and the Hastings Point Locality Based Development Code.	There is a gap between the two study areas of land that is covered by neither Plan. This occurred a result of the identification of the study area boundaries which were selected independent of each other, but, which require amendment in order to maintain continuity within the planning framework for the area.	Amendment required. Boundary adjusted to adjoin the Hastings Point locality boundary
	Village Centre Area	3, 38	The boundary of the Pottsville Village Centre within the Code be reduced to exclude community and recreational land and the area required for riparian protection.	The areas of public land, including; the Market Park and Pottsville Oval, have been included within the same boundary as the Pottsville Village Centre because of their relationship, importance and role within the Village Centre. In design terms it would be undesirable to treat these elements independently of each other as it would under state the importance of the collective relationships between these elements that make-up a 'sense-of-place.'	No change recommended.

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	Seniors Housing	6	A proposed future development for an aged care facility as identified in the NSW Department of Lands Plan of Management should be acknowledged.	This Code is not intended as a means for ratifying or implementing State agency policy, however, the Department's POM has been noted and appropriate guidelines included.	Amendment required Depts. POM noted, guidelines for future development consideration included.
	Existing Council Policies	15, 17, 18, 19, 20, 21	Several submissions were received supporting the new Code as a successor to the Pottsville Village Strategy 1998 and Council's adopted Retail Strategy.		No change recommended.
<i>Key Sites</i>	Corner of Phillip and Coronation	2	Support for the development scenario prepared for land on the corner of Coronation Avenue and Phillip Street, opposite the Market Park.	This is an indicative illustration of one design solution and should not be interpreted as an intended or as the preferred design solution for any future development of this land.	No change recommended.

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	Seabreeze	25, 38	<p>Concern was raised in relation to the Concept Plan for Lot 1 DP 110675, as displayed in Figure 4.4.2. Issues raised included compliance with the Seabreeze Masterplan, compliance with the strategies detailed, building heights and narrow lots for terrace housing not being suitable for the immediate area.</p> <p>Concern was raised in relation to the requirement for a masterplan to be prepared for Lots 1 and 1147 of DP 1106274, suggesting that no requirement be imposed over Lot 1 given the Seabreeze Estate is largely developed and that Section B15 be amended to encompass Lot 1147.</p>	<p>The Concept Plan detailed in Figure 4.4.2 is generally consistent with the Seabreeze Masterplan, save for a small increase in lot yield.</p> <p>The only substantial variation is the inclusion of a childcare centre to the north of the site, and the provision of additional passive open space to the south of the site. Both of these proposals provide additional public benefit to the wider community.</p> <p>Lots 1 and 1147 are considered to be key sites within the Seabreeze Estate and their development will play an important role in concluding the composition and character of the Estate.</p> <p>It is noted that Council is currently processing a rezoning application for Lot 1147 and an amendment to Section B15 of the Tweed DCP to encompass any additional urban land will be required.</p>	No change recommended.

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<i>Land Use</i>	Village Centre	17, 27	<p>Consolidation of commercial area</p> <p>Issue with extending the commercial areas west along Coronation Avenue</p> <p>Issue with locating supermarket in village</p> <p>Impact on Cudgera Creek from potential supermarket site located Crown Land referred to as Site 'F'</p>	<p>Current best practice and Council's adopted retail policy indicate that consolidation of urban centres is the most sustainable way of managing economic and population growth, as well as limiting the impact on the natural environment.</p> <p>Council's consultant, MacroPlan, in their report of August 2008 also highlighted the adverse impacts that could arise on existing businesses and the village centre, as the primary activity hub, resulting from any large-scale out of centre retail/commercial development.</p> <p>Any future development with the village or otherwise will need to address impact on the natural environment; this is specifically raised in relation to the potential supermarket site 'F' which acknowledges the proximity of the site to Cudgera Creek.</p>	No change recommended.
<i>Public Domain Improvements</i>	Pottsville Community Hall	1, 2	Submissions were received seeking improvements to the Pottsville Community Hall.	The Pottsville Community Hall is noted as an important piece of public infrastructure that has the potential to accommodate broader community usage. Although acknowledged in the general discussion on potential public domain improvements, it is subject to the preparation of an independent public domain works and implementation plan, as referred to in Section 4 of the plan.	Minor amendment.

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	Market Park	2, 4, 12, 35	<p>Several submissions were received in relation to the Market Park, specifically detailing a desire to maintain the status quo of the site by not relocating car parking for store holders, maintaining a passive open space environment and not including public domain improvements that inhibit the market space.</p>	<p>The Code has been amended to remove the previously proposed tennis courts from the Market Park, therefore leaving the Market Park substantially unaltered, except for the proposed 'gateway' improvements located on the northern end.</p> <p>The specific configuration of market stalls and carparking is beyond the scope of this code and is subject to the management plan governing the use of the land.</p>	<p>Amendment required</p> <p>Tennis courts have been removed and located in the new Black Rocks sports fields.</p>
	Pottsville Neighbourhood Centre	2, 10, 14, 35	<p>Support for the consolidation and expansion of the Pottsville Neighbourhood Centre.</p> <p>More modern architectural styles weren't supported at the expense of the current 'ambience'.</p>		No change recommended
	Proposed Youth Centre	1, 2, 6, 12, 14, 18, 19, 23, 35	<p>Support for the establishment of Youth and Community Facilities,</p> <p>The facility should contain a greater commercial component to offset construction costs and ongoing maintenance</p> <p>Concern that the proposal could not occur due to the presence of a mangrove riparian zone.</p>	<p>The Code does not preclude the inclusion of ancillary commercial development as part of the proposed youth centre. The Code provides an indicative illustration of one design solution and should not be interpreted as an intended or as the preferred design solution for any future development of this land. Any future development of this nature will need to address the environmental constraints of the site, specifically through placement of any built form, scale and construction design.</p>	No change recommended

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	Beach Access	1, 2, 11, 23, 30, 38	Enhance beach access and ancillary carparking.	The Code has been reviewed and amendments made to specifically incorporate improved beach access as part of any future public domain or foreshore improvement plans.	Minor amendment
	Tennis Courts	2, 3, 4, 5, 6, 8, 12, 23, 30, 32, 35, 36, 38, 39, 41	<p>A large number of submissions were received objecting to the potential relocation of the Pottsville tennis courts to the Market Park, raising concerns to the impact of the courts on the markets, amenity impacts upon adjoining residences, the viability of their use due to the low-lying nature of the land and the effect on the 'village green' character of the Market Park.</p> <p>A small number of submissions were received in support of the relocation; additionally a small number of submissions supported the retention of the courts in their current location.</p>	<p>Discussions with the Pottsville Tennis Club have indicated a strong desire for increased quality facilities, with the desire to raise the number of courts from 4 to a minimum of 6. Desktop analysis indicates that their current location isn't conducive to this goal and the long-term viability of the club.</p> <p>Whilst maintaining a presence within the Village Centre is desirable to assist in capturing the tourist trade, the supply of appropriate sites is scarce. Submissions received suggest that the concept of positioning the courts on the Market Park has been firmly opposed by the Pottsville community, suggesting that the facilities could only be accommodated within the Village Centre in a roof-top format as part of a large floorplate development (such as a supermarket).</p> <p>Void of this occurring or being a satisfactory outcome to the club, the Black Rocks Sports Precinct appears to be the best location to enable the club to grow and secure long-term facilities.</p>	<p>Amendment required.</p> <p>Tennis Courts removed from the Market Park, and Black Rocks Sports Fields identified as a relocation option.</p>

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	Landscape design in the village centre	2	Improve the treescape in Coronation Avenue	The Code contains Public Domain Improvements and Infrastructure Plan which includes improvements to street planting within Coronation Avenue.	No change recommended
	Pottsville Memorial Oval	16	Extend the Pottsville Memorial Oval to better suit the AFL club.	<p>Council's PRU have discussed this request with staff from Council's Recreational Services Unit (RSU). Preliminary investigations indicate that the Oval's ability to expand is constrained by natural and man-made features.</p> <p>The active use of the Pottsville Memorial Oval is encouraged as part of the Code; however it is acknowledged that depending on the circumstances of the AFL club and their requirements, they may require an alternate site. Should this be the case, alternate active recreational uses for the site should be explored.</p> <p>Council's RSU will continue discussions with the Pottsville AFL club regarding the provision of adequate facilities.</p>	No change recommended
	Lookout	38	Establish a lookout on Pottsville Mooball Road to overlook Dunloe Park to the coast.	Acknowledged as a positive component of public infrastructure further investigations could be undertaken in respect of siting and funding, however these are outside of the scope of this Code. This issue has been raised with Council's Recreation Services Unit.	No change recommended

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<i>Public Infrastructure</i>	School	7, 8, 16, 25	<p>Several submissions were received regarding the provision of a school within the locality.</p> <p>A submission was received from the landowner of one of the two priority sites identified stating: <i>'As we understand it the Department of Education do not require this Lot for a school.'</i></p> <p>In addition, a submission was received from the Department of Education and Training articulating in principle support for the strategy to plan effectively for the future community's educational needs and that Seabreeze Estate and Dunloe Park may provide opportunities for school locations, particularly as population within the area continues to grow.</p>	<p>Strategic planning to identify potential school sites comprises sound planning practice.</p> <p>The submissions received did not contain information articulating constraints to the land(s) that would undermine or prohibit the strategy, nor did they conclude that Pottsville would not require a school in the locality within the lifespan of this document. In addition, several submissions were received detailing support for the proposals contained within the Code.</p>	No change recommended

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	Emergency Services Facilities	8, 36, 38	Identify future emergency services facilities within the Code	<p>Various units with Council have recently held discussions with key emergency service stakeholders regarding their placement within the Shire.</p> <p>Council remains open to further discussions in this regard; however investigations undertaken have been within a wider context than this Code.</p>	No change recommended
	Tertiary education facilities	8	Identify the provision of tertiary education facilities within the locality.	<p>Council's Whole of Shire Community and Cultural Facilities Plan details a general population benchmark for TAFE or university facilities of 150,000 – 200,000 people. With TAFE and university facilities already located within the Shire and the Shire's population below the general benchmark adopted, it is not considered that there is a strong need to nominate potential sites at this point.</p> <p>Nonetheless, the State Environment Planning Policy (Infrastructure) permits 'educational establishments' in a number of zones. Accordingly, should a proponent wish to pursue such a facility, the Code does not close off opportunities for tertiary facilities.</p>	No change recommended

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	Open Space	1, 4, 23, 28, 30, 36	<p>Requests for a greater level of recreational facilities, namely an aquatic centre, gym, indoor/outdoor courts,</p> <p>Relocate the existing caravan parks to provide additional parkland.</p> <p>Objection to the Black Rocks sports fields being used as a higher order facility as well as it's use at night on environmental grounds.</p>	The Code does not restrict private enterprises, as this is subject to the LEP permissibility. In relation to public infrastructure this Code is not the mechanism for facilitating recreational activities, above those identified, but falls to Council's regional infrastructure plan or will require the development of further specific plans, or, will be covered by the master-planning process for the new release areas.	No change recommended
	Sewer	38	Detail the shortfall in waste water treatment facilities within the Code.	The servicing capabilities of the Pottsville Locality are being further investigated through methods other than this Code. It is not the role of this code to duplicate this information because this would undermine the currency of the code as information is updated.	No change recommended

Issue		Sub Nos.	Comments received	Planning Comment	Action
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<i>Release Areas</i>	Employment Lands	2, 38	<p>The employment lands area be developed as per 'best practice'.</p> <p>The extent of the employment area should be refined to enable the protection of riparian zones and the maintenance of the lands topography.</p>	<p>The Code advocates the establishment of 'best practice' planning for the release area.</p> <p>The extent of the Potential Future Employment Land was identified and adopted as part of the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS).</p> <p>A specific environmental assessment of this land is beyond that undertaken as part of the Tweed UELRS would be required as part of any rezoning application and is not within the scope of this Code.</p> <p>Council has not received any specific analysis of the land post adopting the Tweed UELRS that would necessitate a change in the identified boundary.</p>	No change recommended

Issue		Sub Nos.	Comments received	Planning Comment	Action
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	Area 6	38	Area 6 Release Area should not be used for urban development as the parcel should be retained as riparian zone to the Cudgera Creek.	<p>The extent of Area 6 was identified and adopted as part of the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS).</p> <p>A specific environmental assessment of this land beyond that undertaken as part of the Tweed UELRS would be required as part of any rezoning application and is not within the scope of this Code.</p> <p>Council has not received any specific analysis of the land post adopting the Tweed UELRS that would necessitate a change in the identified boundary.</p>	No change recommended
	Dunloe Park	4	Specific development and advices on land use should not be given on Dunloe Park until a masterplan has been released.	Major planning and investigation works need to be undertaken before any detailed design controls can be drafted for the Dunloe Park Release Area. However, it is appropriate that broad strategies and considerations are formulated to assist in establishing several parameters to inform the masterplanning process.	No change recommended
	Kings Land	2	Develop of Kings Land	This land is identified in the Tweed Urban and Employment Land Release Strategy 2009 as a future investigation area.	No change recommended

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<i>Supermarket</i>	General	24, 25, 29, 36, 38, 39, 42	<p>Questioning the need for a full-line supermarket in Pottsville</p> <p>Concern a full-line supermarket would cause economic stress on current operators</p> <p>Concern that a full-line supermarket would not positively integrate into the urban fabric of the village centre</p> <p>Concern that a full-line supermarket would result in adverse traffic impacts on the village centre</p> <p>Concern that the sites identified were not suitable for the establishment of a full-line supermarket</p> <p>Support that sites identified were suitable for the establishment of a full-line supermarket</p> <p>Support for the retail strategy promoted</p> <p>Specific concern for individual full-line supermarket sites identified.</p>	<p>There are mixed views about the need as well as the preferred location for a supermarket. This Code is based on the best available information. At the time of drafting that information included general community support for a supermarket and the dictates of the Council's adopted Retail Strategy 2005, which is to consolidate existing urban centres. This is seen to be the better approach to urban sustainability, greater economic prosperity and socially responsible.</p>	No change recommended
	Site A	3, 4, 35, 38	<p>This site is not considered appropriate.</p> <p>Public land is not considered suitable for development</p> <p>The site needed to be maintained for community use.</p>	<p>No justification or reasoning as to why this site was considered inappropriate provided. Site A was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.</p> <p>The Code provides guidance to ensure the long-term retention of community facilities should Site 'A' be developed for supermarket purposes.</p>	No change recommended

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	Site B	38	This site is not considered appropriate.	No justification or reasoning as to why this site was considered inappropriate provided. Site B was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.	No change recommended
	Site C	38	This site is not considered appropriate.	No justification or reasoning as to why this site was considered inappropriate provided. Site C was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.	No change recommended
	Site D		No specific submissions received		No change recommended
	Site E	4	Support for the site 'E' as a full-line supermarket option		No change recommended.
	Site F	2, 3, 4, 6, 13, 27, 29, 33, 34, 37, 38, 39, 40	Not considered suitable for a full-line supermarket for the following reasons: <ul style="list-style-type: none"> ○ Flooding and Drainage ○ Use of Crown land for commercial development ○ Environmental concerns ○ Proximity to Cudgera Creek ○ Amenity 	Based on preliminary desktop analysis this site seems to have an ability to accommodate a supermarket. However, the Code is very clear that the land is constrained and it will be the responsibility of any proponent to demonstrate the ultimate level of suitability.	No change recommended
	Site G		No specific submissions received		No change recommended.

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	Pottsville Waters	2, 4	Support for the Pottsville Waters site as a full-line supermarket option.	<p>The various aspects of the Pottsville Waters option are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.
	Seabreeze Estate	25	<p>Support for a full-line supermarket within the Seabreeze Estate, articulating that an 'unconstrained site area, good accessibility which is highly visible providing a 'visual gateway to Pottsville' and conveniently located in the context of the wider Pottsville village catchment make the Stage 8 site highly suitable for a full line supermarket.'</p> <p>In addition, it was submitted that the Seabreeze Site is consistent with Principle 5 of Council's Retail Principles and is generally consistent with the principles contained in the Draft Centres Policy – Planning for Retail and Commercial Development Consultation, Department of Planning Draft April 2009.</p>	<p>This site was proposed for a supermarket and ancillary uses in 2008 and was the subject of a lengthy and detailed court case. It was very clear on Council's reasons for defending the appeal and its ultimate successful defence that the site was and is not considered the better option over the village centre. However, the site has not been precluded indefinitely, but, may be further considered as part of the future reviews of the Code.</p>	No change recommended.

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Theme	Specific				
	Dunloe Park	1, 14	<p>Dunloe Park was too far away to be considered a suitable option for a full-line supermarket,</p> <p>Dunloe Park considered it to be the best location for a supermarket.</p>	<p>The various aspects of the Dunloe Park Release Area are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.
	Employment Land	26, 36, 38	<p>Preferred site should a suitable site within the village centre not be identified.</p> <p>The Code fails to adequately analyse and plan for the current and future retail needs of Pottsville and resultant impacts upon the locality, other planning policies. When recognising the retail landscape, the Employment Land Release Area is viewed as the best suited site for a <i>'medium to long term retail site'</i>.</p>	<p>The various aspects of the Employment Land Release Area are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.

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<i>Traffic</i>	Phillip Street	1, 2, 3, 5, 10, 23, 32, 35, 36, 38, 41	Submissions received detailed a strong value in the retention of pedestrian primacy, along with concerns regarding the potential increase in noise and how that would relate to amenity levels and the loss of property values	The extension of Phillip Street to Overall Drive is not a compulsory component of the Code. Should this extension be identified as essential in the future, public consultation and design measures to ensure the maintenance of appropriate levels of amenity on adjoining properties will be investigated at this time.	Amendment required. Requirements and need for Phillip Street extension clarified.
	Service Road	2, 8, 10, 14, 15, 16, 17, 18, 19, 21, 23, 34, 39, 42	Strong support for the eastern, or 'Stage 1' loop road. The loop road would provide greater efficiency and require less construction if the rear car parks were interlinked.	The Code advocates for the establishment of the link road.	No change recommended.
	Pedestrian Safety	2, 15, 30, 42	Current inadequate pedestrian safety on Coronation Avenue and Elizabeth Street. Reorganise pedestrian crossings and construct the north loop road to improve pedestrian safety. Lack of pedestrian safety opposite Black Rocks Bridge.	The concerns received have been forwarded to Council's Traffic and Transport Engineer.	No change recommended.

Issue		Sub Nos.	Comments received	Planning Comment	Action
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	Public transport	3, 11, 38	<p>Clearly identify a singular bus interchange in the CBD</p> <p>Assure that future release areas provide appropriate road infrastructure to enable public transport.</p> <p>A lack of bus parking within the village centre</p>	<p>Post review, the location of existing bus stops and a future bus interchange have been specifically highlighted in the Code.</p> <p>The Code, along with other Council Plans, provides development controls to ensure future development adequately provides infrastructure for public transport.</p>	Minor amendment
	Carparking	2, 6, 14	<p>Adequate parking currently exists in the village,</p> <p>Underground carparking should not be relied upon for future development.</p> <p>The pocket carparks create a perverse mechanism to raise funds for the loop road, which would have the flow-on effects of:</p> <ul style="list-style-type: none"> ○ High cost to provide car parking – therefore impacting commercial viability, ○ Complex and costly land acquisition, <p>Detrimental effect on the efficient functioning of a supermarket.</p>	<p>The design controls contained within the Code do not require the construction of basement carparking as part of any specific development.</p> <p>As detailed within the Code, adequate parking currently exists in the Pottsville village centre. The Code proposes a series of pocket carparks to foster greater walkability within the village centre and gain greater efficiency of land through actively encouraging multi-purpose trips.</p> <p>It is not considered that the carparking provisions of the Code will significantly increase the cost of development or adversely affect the efficiency or viability of development, rather, presents an opportunity for new development to positively contribute to the improvement of the village centre environment.</p>	No change recommended.

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	Loop Road (West)	13, 24, 33, 39	Concern was raised in relation to the Western portion of the North Loop Road and it's potential impact upon existing developments amenity, which would have roads fronting both northern and southern boundaries of the sites.	The Western portion of the North Loop Road is not a compulsory component of the Code. Should this road be identified as essential in the future, design measures to ensure the maintenance of appropriate levels of amenity on adjoining properties will be investigated at that time.	No change recommended.
	General	23, 38	Open Kellehers Road to connect with Pottsville/Mooball Road Improve the quality and safety of Pottsville/Mooball Road	The through connection of Kellehers Road to Pottsville/Mooball Road is contained in the Code, however it's construction is only considered necessary with the establishment of the Dunloe Park Release Area. The quality and safety of Pottsville/Mooball road is outside the scope of this Code. The concerns received have been forwarded to Council's Traffic and Transport officer for further investigation.	No change recommended.
<i>Urban Design</i>	General	2	Residential design should be more site responsive and environmentally sustainable.	The Code contains residential strategies and controls that seek improved architectural design, both in terms of environmental response and positively contributing to the established character.	No change recommended.

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	Village Centre	1, 2, 4, 8, 23	<p>Criticism of the material selection in recent developments,</p> <p>Include controls to compliment existing buildings and enabling the landscaping and built environment to merge together with no dominant features,</p> <p>Disallow carparking in the village centre,</p> <p>Pursue covered malls</p> <p>Provide greater setbacks for buildings on southern side of Coronation Avenue to allow more space.</p>	<p>Specific Design Controls have been formulated to provide a high quality built form which respects the character and amenity of the village centre. Further, one Design Control specifically addresses carparking need and the desired positioning of carparks provided.</p>	No change recommended.
	Design Control 12	4	<p>Landscaping within the village centre should focus on a diversity of endemic native species and should adopt the Koala Beach landscaping principles.</p>	<p>Specific landscape species for use in the Pottsville village centre are to be investigated as part of future detailed design to the Public Domain Improvements and Infrastructure Plan</p>	No change recommended.