Dear Andrew,
Australand has reviewed the documentation for the proposed modification to the temporary supermarket at 78-96 Arncliffe street and 31-45 Princes Highway Wolli Creek shown on the Department of Planning's website. While Australand supports the proposed supermarket development on the site it would like to raise a couple of concerns relating to the proposed modifications, specifically in relation to the potential impacts on residential amenity for Discovery Point residents. The two issues of concern relate to illuminated signage along the Brodie Spark Drive elevation and the proposed extended hours of operation for the loading dock. These issues are addressed below.

Illuminated Signage

Australand raised concerns relating to potential illuminated signage along the Brodie Spark Drive frontage during the exhibition period of the Part 3A Project Application and the lack of details related to such signage. The determination of Major Project No. MP 09_0169 included Condition B3 which required signage to be the subject of a separate development application to Council which Australand expected would have been exhibited to provide the adjoining residents the opportunity to comment on the proposal. The modification application has not been notified nor does it appear to contain any technical information relating to the level of illumination of the proposed signage, hours of illumination and any potential light spill impacts on the adjoin residential apartments. In the absence of a DA required under Condition B3, Australand would like to see some additional information which satisfactorily addresses the proposed illumination to ensure that residential amenity will be maintained.

Loading Dock

Australand also raised concern about the location of the loading dock in its initial submission on the project application. We note that the Department of Planning Major Project Assessment of MP 09_0169 addressed the noise issues associated with the position of the loading dock opposite residential apartments by imposing a condition of consent limiting the hours of service deliveries in order to maintain residential amenity. We maintain our initial concerns related to the location and operation of the loading dock in close proximity to residential apartments. Australand would prefer the Department of Planning retain the existing hours in Condition F3 of the consent. However if the Department is of a mind to support the applicant's request for an extension of hours for service deliveries we would request that such an extension be limited to 7am to 10pm Monday to Friday and 7am to 8pm on Saturdays, Sundays and Public Holidays in order to maintain a reasonable level of residential amenity while still facilitating good level of access to the loading dock for a commercial purpose. The applicant has chosen to locate the loading dock for the development on that part of the site closest to the residential apartment buildings along Brodie Spark Drive and Arncliffe Street and accordingly should respect the residential amenity of existing uses.

Regards,
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Thank you.