

The plan must meet the target dwelling densities of 30 in amenity areas and 20 across the PSP. It is not acceptable to allow lower density.

There needs to be better pedestrian and bicycle connections across the precinct, and to the south west to allow easy access to established neighbourhoods - see suggested additional paths in red in attached image. There should be pedestrian paths allowing "short cut" access to shopping areas. Ideally one or two paths should be built (in a sensitive / environmentally friendly way) across Tozer reserve to allow easy pedestrian/bicycle access. There should be a bridge and pedestrian/shared path north/south across the creek as marked. There should also be a shared path all the way along Russells Creek, the entire length of the precinct.

There is no need to allow for another private school. It would be better to allow a small activity centre in part of this space, to include shops / medical centre / childcare / etc as there is no such centre near this section of the precinct (or in surrounding areas). The rest of the space could have more residential zone, and include a public park - there are none nearby.

Is the room allowed for a new government primary school sufficient in size? It looks too small to me.

Will there be a bicycle lane along the length of Wangoom Rd? This is a common cycling route.

All existing native trees must be retained please.

