

ANGELA MANGAN – summary of topics I will include in my presentation to the Panel Hearing

1. **Impact on Pako's amenity and functionally.**
2. **Geelong is a regional city.**
3. **The PSA will not assist in solving the housing crisis.**
4. **Traffic impact - question - where and how the traffic will enter and exit new developments on Pako?**
5. **No rear lane access behind property sites on Pako north so is not an alternative for entry/exit to buildings.** Personal experience of area to be provided.
6. **Many of the residential side streets running off Pako are too narrow to cope with additional traffic flow.** Personal experience of area to be provided.
7. **Sidestreets that run off Pako will become rat runs.** Personal experience of area to be provided.
8. **Side streets will become carparks for residential development and businesses.** Personal experience of area to be provided.
9. **No practical connected or frequent public transport** that can replace car travel. Personal experience of area to be provided.
10. **Aged Infrastructure** – the sewer and storm water problems, flooding. Personal experience of area to be provided.
11. **Heat island impact of development needs to be addressed – additional related information on environmental issues - query re EPA report** – I recently viewed the **EPA report** at CoGG offices as part of the PSA documents that were made publicly available. As I was only permitted to read this report, to the best of my recollection it recommended that many of the impacts such as dealing with noise etc should be dealt with at this planning scheme amendment stage, rather than at the later planning permit application stage, so that all information is known upfront for future development. However, the documents provided by CoGG just prior to this Panel hearing indicate that the EPA issues be dealt with at the planning permit application stage. I would request clarification on what the EPA's recommendation is, as distinct from what CoGG has drafted in the Environmental Audit Overlay.
12. **Overlooking, overshadowing, increased noise impact on privacy and amenity; solar panels.** Personal experience to be provided.
13. **Public awareness of this PSA is low.** – resident notification was restricted.
14. **My request is that the PSA be amended to reduce the building heights by two levels to those shown on the map in the amendment documents on both sides of Pako North between Wellington/Waratah St up to Clonard Street / railyards (including the Pako fronting section of The Strand site). Importantly, the height reduction would help minimize the negative impacts on traffic and parking. This will also provide a more gradual and sympathetic transition to the low rise heritage retail precinct, and provide a less imposing residential rear interface to the heritage overlay streets on the eastern side of Pako from Wellington Street to the railyards.**