

Annexure 21 – Summary of Submissions

Concern	Response
Tree Retention	
The eucalypt tree located in the backyard of No. 9 Fig Tree Street should be retained as the tree is away from buildings, is 80 years old, is healthy, stores carbon and provides habitat.	The significance of this tree (known as Tree No. 56) is acknowledged. The applicant has provided provisional plans (Revision 3) demonstrating retention of the tree. This would be achieved by shifting the driveway and retaining wall to the north. Council and the applicant agree the tree is worthy of retention and it would be a draft condition of consent that tree no. 56 is retained if the Development Application is supported, with final design to be submitted to the satisfaction of Council prior to the issue of a Construction Certificate (refer to draft condition 2).
Traffic and Parking	
The existing residential care facility utilises Gardenia Avenue for parking. The proposed extent of parking should be increased to allow for greater on-site parking and reduced strain on on-street parking.	The proposal provides parking in compliance with SEPP (Housing for Seniors or People with a Disability) 2004 and has used a conservative staff rate for the establishment of parking demand. Under the SEPP, the Development Application cannot be refused on the basis of parking if compliance with the SEPP rates is achieved.
Building Height	
The proposal should not exceed the height of the existing structure.	The ridge of the existing residential care facility is RL 63.8. The ridge of the proposed addition is 63.98 which is comparable with the existing structure and considered appropriate as outlined in the report (see Clause 4.6 to building height standard).
The proposal will result in shadowing of the northern adjoining property at No. 105 Centennial Avenue.	The property is situated to the north-east and would not be overshadowed by the proposed building.
The proposed height will negatively impact the streetscape.	The proposal is adequately setback, landscaped and would not negatively impact the streetscape as outlined in the planning report.
The proposed building will negatively impact the privacy of the northern adjoining properties across Centennial Avenue.	The proposed addition is separated from the front boundary of the properties on the northern side of Centennial Avenue by an approximate distance of 30 metres. The distance provides for an appropriate level of privacy.

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Landscaping	
Trees to be planted forward of the building on Centennial Avenue to soften the visual appearance from the northern side of Centennial Avenue.	The proposal retains the majority of trees forward of the building to Centennial Avenue including significant additional planting to provide for a visual softening of the three storey form.