

TABLE 1. MATRIX OF SUBMISSIONS

Issue Identified	Number of Times Raised	Comment
<p>Traffic/Parking:</p> <p>Concern was raised regarding the impact of the proposed development on traffic and parking in the surrounding area. Concern was also raised regarding pedestrian and cyclist safety around the Site and the impact of vehicles during the construction period.</p> <p>In addition, submissions included concern that the Traffic Impact Assessment was incorrect, misleading and biased of developers.</p>	16	<p>A Traffic Impact Assessment was submitted with the Development Application which demonstrates that the Subject Site and surrounding road network have sufficient capacity to accommodate the additional traffic demands associated with the development.</p> <p>The Traffic Impact Assessment has been prepared by a suitably qualified traffic engineer, in regard to the relevant controls within the <i>Lane Cove Development Control Plan 2010</i> (LCDCP2010) and Transport for NSW (TfNSW). As such, it is not believed that this Assessment causes bias.</p> <p>The parking area and vehicle ingress/egress to the Site has been designed to maximise pedestrian and cyclist safety and is in accordance with the relevant Australian Standards.</p> <p>A Preliminary Construction Management Plan was submitted with the Development Application which includes management measures to mitigate any impacts on the surrounding area.</p>
<p>Solar Access, Views, Outlook, and Privacy:</p> <p>Concern was raised in regarding the excessive building heights and built form of the proposed development. It is believed that this built form consequently effects existing views and privacy of surrounding properties and causes overshadowing.</p> <p>In addition, submissions also included concern that the Shadow Diagrams provided within the Development Application were insufficient and not interpreted correctly.</p>	14	<p>The built form, height and scale of the proposed development has been resolved by a thorough evaluation of the Site's surrounding contexts, with an emphasis on design excellence. The proposed development has been designed to reduce the impact of light spill, privacy, and views onto adjoining properties.</p> <p>The proposed development has been designed in accordance with the objectives of both the Australian Design Guidelines (ADG) and the LCDCP2010 including solar access, natural ventilation, landscaping and visual/acoustic privacy.</p> <p>Additionally, Shadow Diagrams were prepared and submitted with the Development Application which demonstrate that the Subject Site and proposed built form and scale of the development have minimal impact on the surrounding land.</p>
<p>Poor Apartment Layout Design:</p> <p>Concern was raised regarding the poor design of the apartment building and unit design. Many submissions raised concerns that the layouts of the apartments did not represent efficient design, and that more thought was given to maximising profit, rather than designing larger units that are better designed for spacious living.</p> <p>Submissions also raised concerns that the Design Review Panel concerns are not sufficiently addressed by the applicant and the development fails to meet Clause 7.6 in the Local Environmental Plan for design excellence.</p>	7	<p>The built form of the proposed development facilitates the highest standard of design and ensures that the future development can continue to achieve an equally high standard of residential amenity.</p> <p>The proposed apartment layout design is generally compliant with the design criteria within the SEPP 65 and ADG requirements and a SEPP 65 Design Statement has been submitted with this Development Application.</p>

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<p>Negative Impact on Local Area:</p> <p>Concerns were raised regarding the negative impact that the proposed development will have on the local area. Specifically, these impacts include a negative impact on local schools, green spaces and medical services which are already at capacity, as well as, concerns that the building design will not fit into the landscape and surrounding nature of the precinct, causing a loss of character for the region.</p>	10	<p>The proposed development has integrated a compatible residential land use within an environment currently undergoing a transition to a high-density residential precinct. As such, the proposed development is seen to be in keeping with the desired future character of the St Leonards South Precinct whilst also being sympathetic to the existing surrounding single and double storey dwellings.</p> <p>The proposal has been designed to sit within the surrounding character and respond to neighbouring properties, both existing and proposed, and the aforementioned transitional character.</p>
<p>Environmental Impact:</p> <p>Concerns for the environmental impact this development were raised during the submission period. These included, wind tunnelling effects, impacts that overshadowing has on tree and vegetation growth, lack of green space provision and removal of trees.</p>	12	<p>The proposal has been designed to reduce the impact of the development on the environment. The loss of any vegetation is considered acceptable given the substantial benefits associated with the project and the extent of proposed landscaping. The proposed development also includes the construction of a green spine communal space.</p> <p>An Arboricultural Impact Assessment (AIA) was submitted with the Development Application which provides a comprehensive assessment of the trees existing across the Site and surrounding land, recommending 28 trees to be removed.</p> <p>Additionally, a Qualitative Wind Assessment was also submitted with the Development Application which demonstrates that ground levels wind speeds within all public access areas surrounding the development should remain at their present levels or be reduced with the addition of the proposed development through mitigation treatments.</p> <p>As such, the proposed development is not considered to have adverse environmental impacts on the Site and neighbouring properties.</p>
<p>Bulk and scale:</p> <p>Concerns were raised regarding the bulk and scale of the proposed development. Concerns included that the height of the building and extremely small setback will not complement the character and existing built form of the area.</p>	10	<p>The proposed development has been a result of an extensive, collaborative design process. The proposal complies with the development standards of LCLEP2009 and is generally consistent with the built form controls contained in the ADC, with the exception of a minor variation to the building separation and circulation core controls. As discussed in the SEPP 65 Design Statement, appropriate privacy measures have been employed where appropriate to mitigate any visual privacy impact.</p>
<p>Road Improvements:</p> <p>Concerns were raised in a submission that there were no road improvements proposed as a consequence of the development.</p>	1	<p>This is not a matter of consideration under the provisions of the Environmental Planning and Assessment Act 1979.</p>

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Noise Pollution: Concerns were raised regarding the noise pollution from the proposed development and during the construction stage.	3	An Acoustic Assessment was submitted with the Development Application which addressed the potential surrounding noise intrusion impacts on the proposed developments and noise emissions on nearby receivers. Mitigation measures and acoustic treatments have been undertaken and implemented throughout the relevant phases of the development, with respect to road traffic noise, on-site activities, waste collection and on-site mechanical plants.
Impacts of the Health and Wellbeing of the Existing Residents: Concerns were raised regarding the health and well being of the existing residents in the area as a result of the development.	2	The proposed development has been designed to be sympathetic with the existing surrounding character of St Leonards Township whilst also keeping with the desired future character of the St Leonards South Precinct The proposed development will effectively provide additional public communal space for the existing residents.
Developments Non-Compliance with Relevant Controls and Standards: Concerns were raised regarding the non-compliances of the proposed development with the LCDCP2010, LCLEP2009, LMP, SEPP65 and ADG.	7	The proposed development has been a result of an extensive, collaborative design process. The proposal complies with the development standards of LCLEP2009 and is generally consistent with the built form controls contained in the ADG, with the exception of a minor variation to the building separation and circulation core controls. This is further discussed in the SEPP 65 Design Statement. The proposed development is largely compliant with the controls prescribed by the LCDCP2010. Where the proposal exhibits a non-compliance with the DCP requirements, it has been demonstrated that the objectives of the control have been met.
Heritage Impacts: A concern was raised regarding the impact of the development on heritage of the St Leonards area, specifically mentioning the proposed demolition of 4 federation homes.	1	The Subject Site is not identified as a Heritage Item or within a Heritage Conservation Area and is not located within proximity to any Heritage Items or Conservation Areas. The four (4) federation homes, as mentioned within the submission, are not identified as heritage buildings. As such, no further assessment is required having regard to heritage impact.