

**Attachment 1 – Consideration of zone and height of buildings objectives**

Objective	Consideration
<b>Lane Cove LEP – Zone R4 High Density Residential</b>	
<p>To provide for the housing needs of the community within a high density residential environment.</p>	<p>The proposed development is for high density development which provides increased housing supply including social and affordable housing in Lane Cove.</p> <p>The height exceedance does not impact on the compliance with this objective.</p>
<p>To provide a variety of housing types within a high density residential environment.</p>	<p>The proposed development provides a variety of housing types including social and affordable housing within a high density building.</p> <p>The height exceedance does not impact on the compliance with this objective.</p>
<p>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</p>	<p>Not applicable.</p>
<p>To provide for a high concentration of housing with good access to transport, services and facilities.</p>	<p>The proposed development is an area that is accessible by public transport and has good access to surrounding services, open space, schools and amenities.</p> <p>The height exceedance does not impact on the compliance with this objective.</p>
<p>To ensure that the existing amenity of residences in the neighbourhood is respected.</p>	<p>Impact on the amenity of residences in the neighbourhood has been assessed through the original SSD approval.</p> <p>The proposed height exceedance of 0.5m does not result in any significant change in impact on surrounding residences. The modification application included amended shadow diagrams which illustrate that there would be no additional overshadowing as a result of the height exceedance.</p>
<p>To avoid the isolation of sites resulting from site amalgamation.</p>	<p>The approved development did not result in any site isolation.</p> <p>The height exceedance does not impact on the compliance with this objective.</p>
<p>To ensure that landscaping is maintained and enhanced as a major element in the residential environment.</p>	<p>The approved development outlined the approach to maintaining and enhancing landscaping within and surrounding the site.</p> <p>The proposed height exceedance does not result in any impact on the approved landscaping and does not impact on the compliance with this objective.</p>

Lane Cove LEP – Section 4.3 Height of Buildings	
<p>To ensure development allows for reasonable solar access to existing buildings and public areas,</p>	<p>Solar access to existing buildings and public domain has been assessed through the original SSD approval.</p> <p>The modification application included amended shadow diagrams which illustrate that there would be no additional overshadowing as a result of the height exceedance.</p>
<p>To ensure that privacy and visual impacts of development on neighbouring properties, particularly where zones meet, are reasonable,</p>	<p>Privacy and visual impacts have been assessed through the original SSD approval.</p> <p>The height exceedance relates to a fire stairs only which is located centrally within the building envelope and is not expected to be visible from the public domain. There would be no change to privacy of neighbouring dwellings as a result of the height exceedance.</p>
<p>To seek alternative design solutions in order to maximise the potential sunlight for the public domain,</p>	<p>Solar access to existing buildings and public domain has been assessed through the original SSD approval.</p> <p>The modification application included amended shadow diagrams which illustrate that there would be no additional overshadowing as a result of the height exceedance.</p>
<p>To relate development to topography.</p>	<p>The relationship of the built form to the topography has been assessed through the original SSD approval.</p> <p>There is no change to the positioning of the building as a result of the height exceedance.</p>