



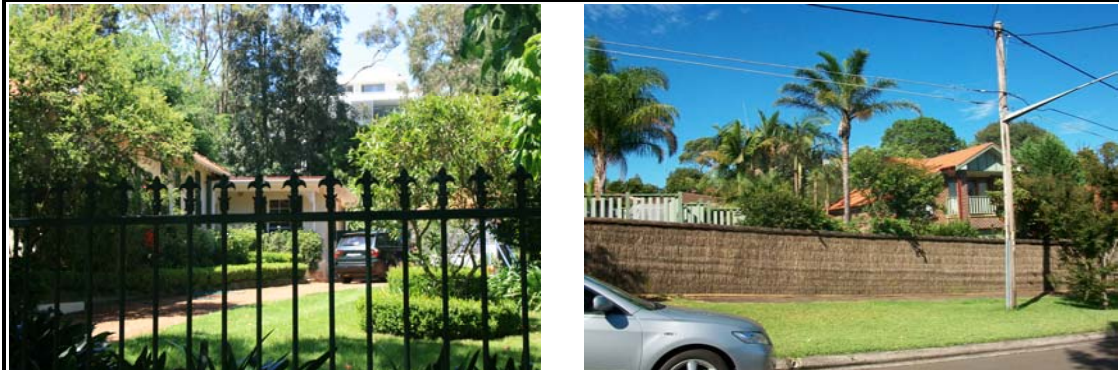

**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Wahroonga: Precinct 1



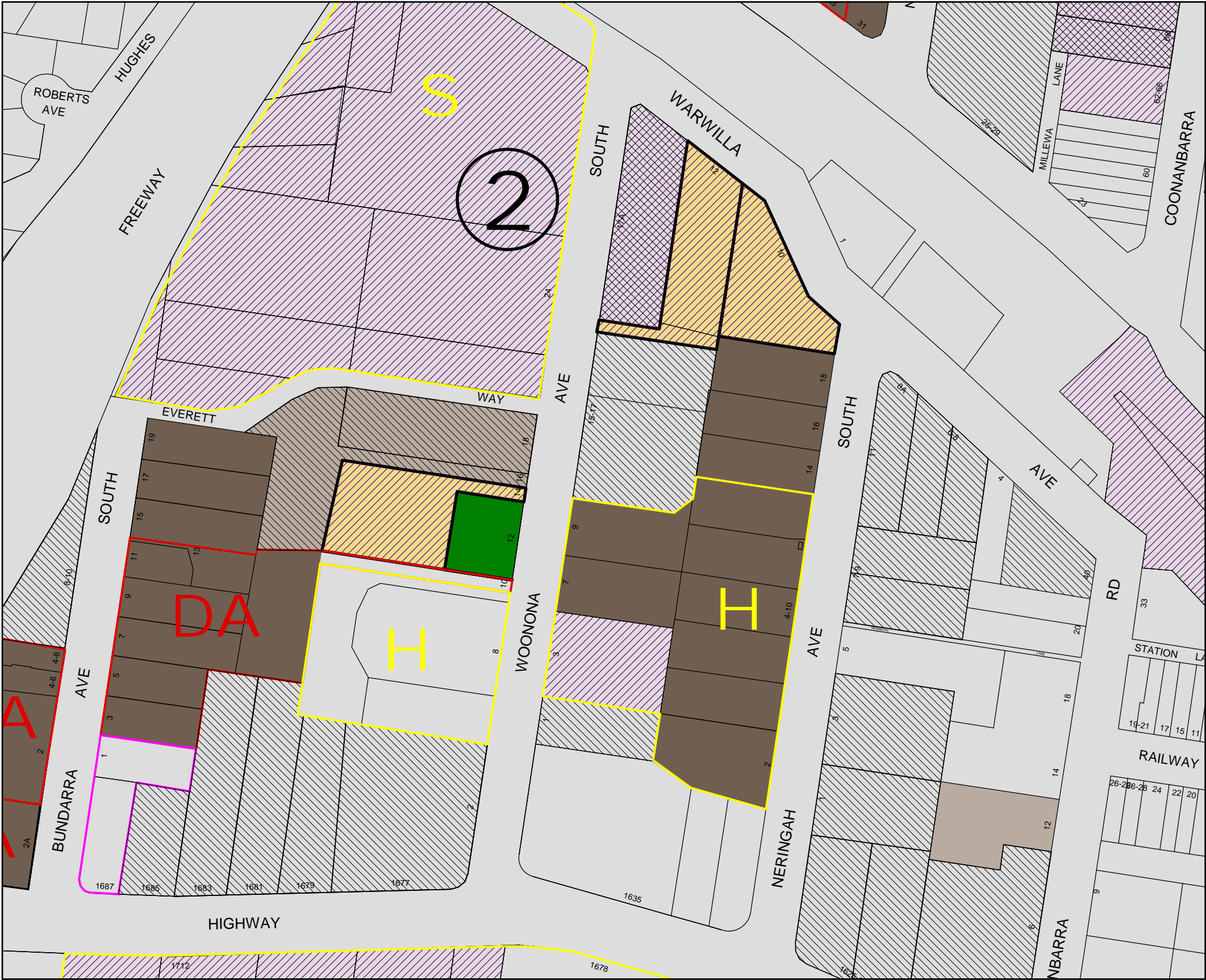
IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 1

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
8 Woniora Ave	2(c)	Listed	<1200sqm	<20m	2(d3)	North	No	High (4 storeys)	Gentle	Little to none	>6m	Low	Low	Not Significant
						This property is a heritage item located on a corner with high density zoned land adjoining its rear southern boundary and directly opposite it. The orientation of the site protects it from possible overshadowing should those high density sites ever be developed. Should the high density zoned site to the south be developed, its impact on the privacy of this property will be minimised by the likelihood that its main facade will be to Neringah Avenue Nth, with limited numbers of windows/balconies looking into the interface site. In addition, the high density zoned land to the rear is "L" shaped with a narrow width and therefore unlikely to result in 4 storey development, 2-3 storeys townhouses are more likely should the sites ever be developed. The adjoining property to the west (No.10) provides a valuable and significant curtilage for this heritage listed property by way of garden and provision of boundary vegetation.								
10 Woniora Ave	2(c)	No	<1200sqm	<20m	2(d3)	North & East	No, Yes (2 storeys)	High (4 storeys)	Gentle	Little to none (south), Heavy (west)	>6m	Low	Low	Not Significant
						There is no dwelling on this property. It forms part of the garden to the adjoining heritage item at 8 Woniora Ave. The significant mature trees on this property will provide effective screening should the adjacent high density zoned sites ever be developed. See comments above as well.								
5 Burns Rd	2(c2)	No	<1200sqm	<20m	2(d3) rear	North	No	High (5 storeys)	Gentle	Heavy	>6m	Low	Low	Not Significant
						The rear of this property adjoins a high density zoned site to its south. This means that should any further development ever occur on the high density zoned land, it will not create overshadowing issues for the interface site. This property has good boundary screening and has a deep lot size which will create sufficient separation and buffer should the high density zoned site ever be redeveloped.								

IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 1





Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High/- potential development height)</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
7, 9, 11, 15 Burns Rd	2(c2)	Listed (no.7)	n/a	n/a	2(d3) rear	North	Yes (5 storeys)	n/a	Gentle	Heavy	>6m	Low	Low	Not Significant
						<p>These four single storey properties, of which no.7 is heritage listed, share a common rear boundary with a 5-storey residential flat building. Since these properties are to the north of the residential flat building, overshadowing impact is negligible. The existing significant vegetation located along the common rear boundary provides some visual buffer. Furthermore, the depth of the properties enables enough separation to preserve privacy.</p>								
92,94, 96, 98, 100 Coonanbarra Rd	2(c2)	No	<1200sqm	<20m	2(d3) rear	East	Yes (5 storeys)	n/a	Gentle	Little to none	>6m	Low	Low	Not Significant
						<p>The 5-storey residential flat building is located to the rear and downslope of these properties. All the properties are single storey dwellings with deep rear yards which provide generous separation and therefore privacy from the rear residential flat building. In addition, the high density development has avoided placing balconies fronting the interface sites, and has provided privacy screens to all windows to further minimise the overlooking impact. A small part of the interface sites' rear gardens are overshadowed by the residential flat building during winter afternoons.</p>								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Wahroonga: Precinct 2

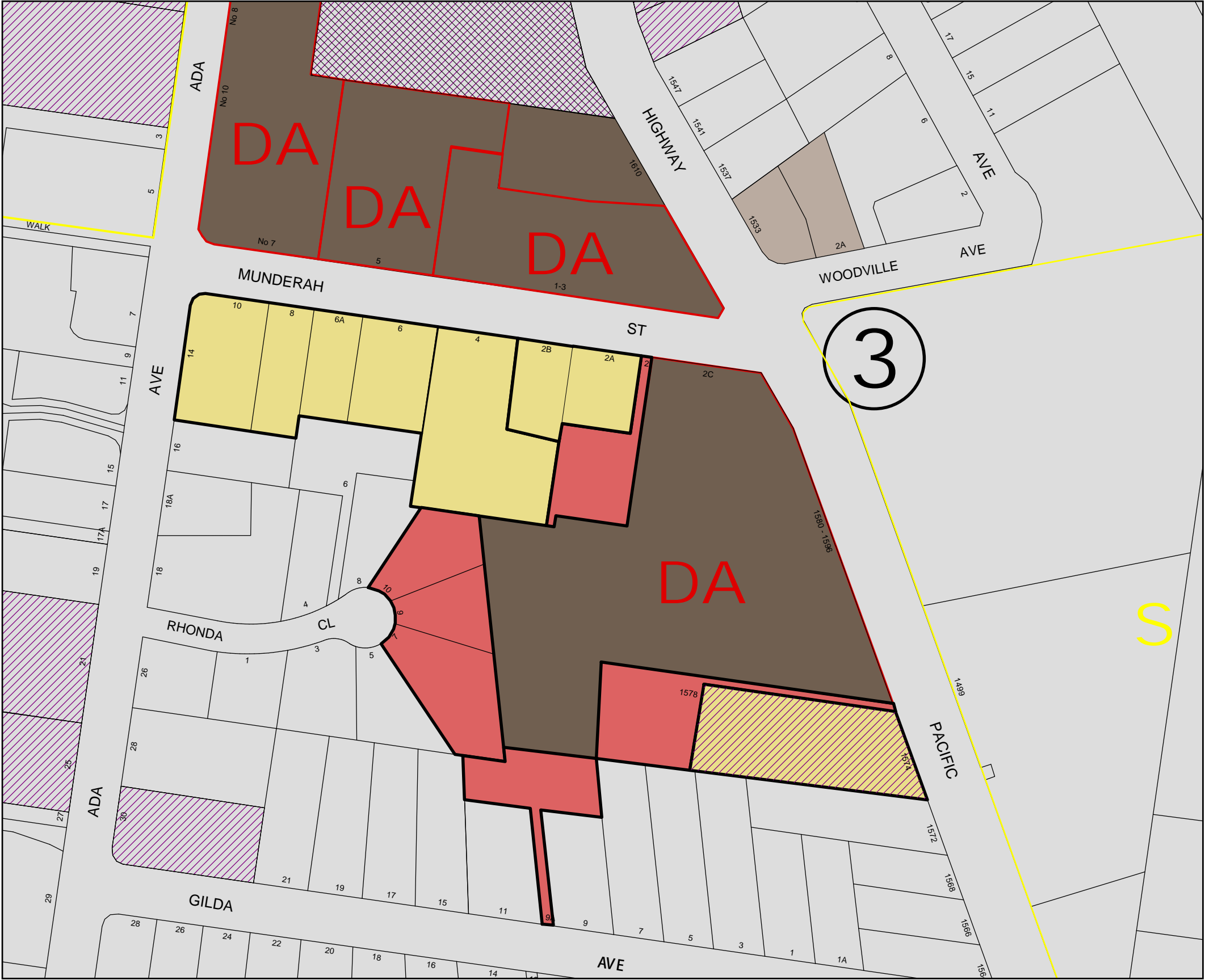


- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- DA Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development
- S School
- H Health Facility
- P Park
- Existing 2d site (3 storeys potential)

IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 2




Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
14 Woonona Ave Sth	2(c)	Listed	>2400sqm	<20m (battle-axe lot)	2(d3)	South, East & West	No	Low (5 storeys)	Gentle	Heavy	>6m	Low	Low	Not Significant
						This battleaxe heritage property is located opposite high density zoned land and has 2-storey multi-unit development on its northern and western boundaries. The high density zoned land at the front of this property, facing Woonona Ave Sth, has been assigned park use which will create a curtilage to the heritage item and create a positive outcome for this property.								
10 Warwilla Ave	2(c)	Listed	1800-2400sqm	>20m	2(d3) rear	North	No	High (5 storeys)	Gentle	Light	>6m	Low	Low	Not Significant
						This property is located to the north of high density zoned land, therefore overshadowing is unlikely to be an issue. The location of the listed building close to the southern boundary means that should the high density zoned land see any future development, overlooking is likely to be limited to this property's roof with the private garden to the north being screened by the dwelling and hence maintaining a degree of privacy. In addition the curtilage to this heritage property is protected by DCP heritage controls requiring generous setbacks from heritage items.								
12 Warwilla Ave	2(c)	Listed	1800-2400sqm	>20m	2(d3) rear corner	North west	No	High (5 storeys)	Moderate	Heavy	>6m	Low	Low	Not Significant
				This listed property adjoins high density zoned land at its south-eastern rear corner only. This, alongside the distance of the heritage dwelling to that corner will limit the impact of any possible future development on the high density zoned land. In addition, there is good existing vegetation along the boundary that has the potential to screen this property and maintain its privacy.										

**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Wahroonga: Precinct 3






- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development
- School





IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 3

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1578 Pacific Hwy	2(c2)	No	1800-2400sqm	<20m (battle-axe lot)	2(d3)	South & East	Yes (4-5 storeys)	n/a	Moderate	Heavy	>6m	High	Medium	Significant
						The close proximity of the 4 - 5 storey residential flat buildings to two of this property's boundaries is significant. Whilst the presence of the existing mature vegetation along the common boundaries appears to provide some visual buffer, the location of the residential flat buildings upslope of this property exacerbates the overlooking and overshadowing issues. In particular, there is major overshadowing of this property during winter mornings.								
1574 Pacific Hwy	2(c)	Listed	>3000sqm	>20m	2(d3) across access handle	South	Yes (4-5 storeys)	n/a	Gentle	Heavy	>6m	Low	Low	Not Significant
						This property is heritage listed and does not directly adjoin a high density site. The access handle with mature vegetation along the northern side provides good separation and a buffer that reduces the impact of the residential flat buildings on this property. Whilst there is some winter overshadowing to part of the garden, it is considered minimal in comparison to the overshadowing currently caused by the substantial trees on site. Further, the curtilage to the heritage item is not compromised given the distance of the residential flat buildings from this heritage property.								
9A Gilda Ave	2(c2)	No	1200-1800sqm	<20m (battle-axe lot)	2(d3)	South	Yes (4-5 storeys)	n/a	Moderate	Light	<6m	High	High	Significant
						This property is a battle-axe property that is significantly impacted by the residential flat buildings to its north. Although the residential flat buildings have included design features to reduce their impact (such as lowering the building height to 4 storeys close to the common boundary, and providing a setback of more than 10m to the common boundary), the fact that the existing dwelling on this property is located very close to the common boundary and also sits downslope of the residential flat building means that privacy is compromised on this property. In addition, winter overshadowing impact (including overshadowing from the existing substantial trees), detracts from the amenity of this property.								

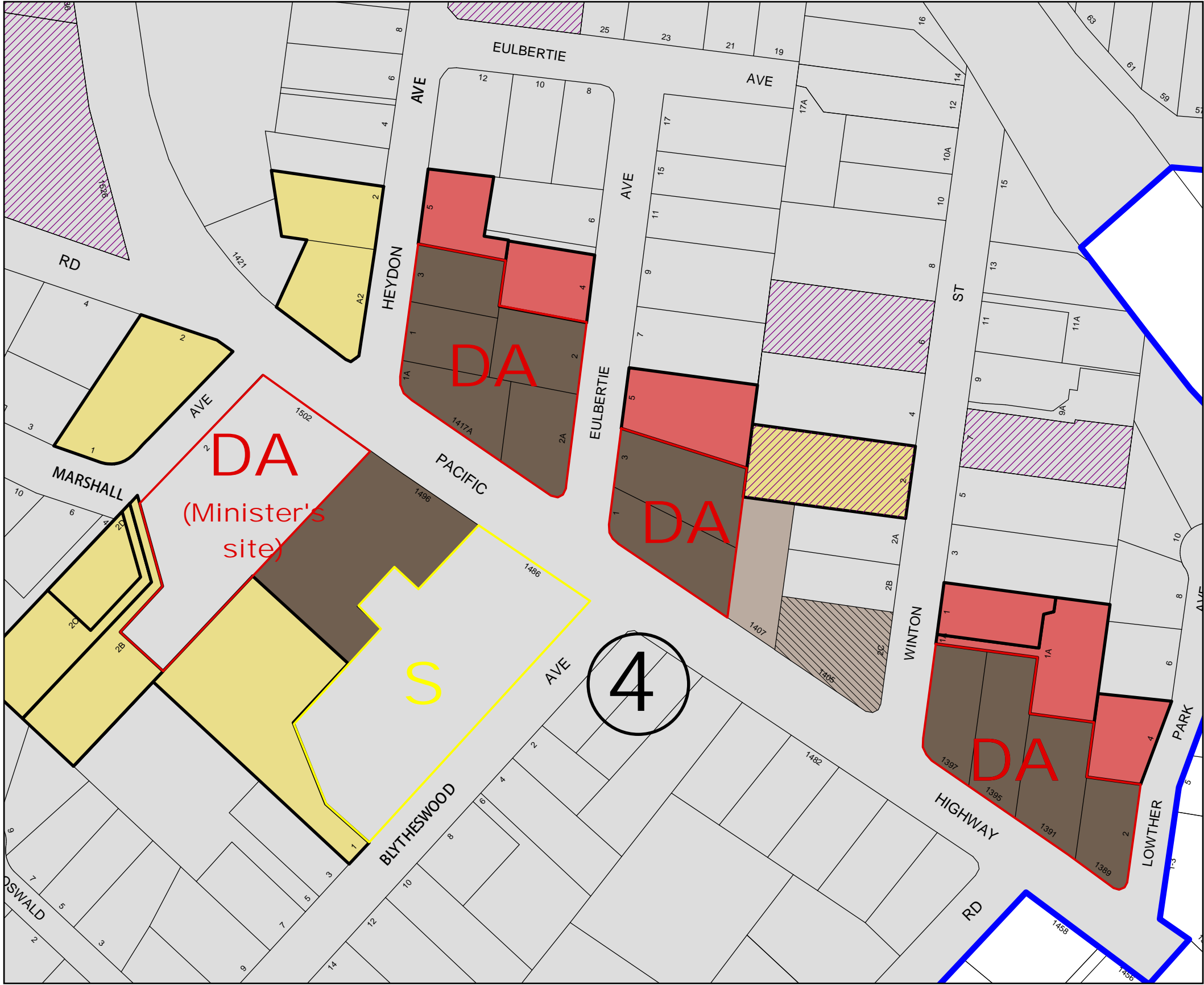
IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 3

Address	Current zone	Heritage Status (KPSO Listed/No)	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved (Yes/No)- development height	Likelihood of redevelopment of high density site (Low/High)- potential development height	Slope to the interface site (gentle/moderate/steep)	Screening vegetation along common boundary (heavy/light/little to none)	Building setback on interface site to common boundary (>6m/<6m)	Existing / potential overshadowing impact (Low/Medium/High)	Existing / potential overlooking impact (Low/Medium/High)	OVERALL IMPACT OF HIGH DENSITY SITE (Not Significant/Significant)
7, 9, 10 Rhonda Cl	2(c2)	No	n/a	n/a	2(d3)	West	Yes (4-5 storeys)	n/a	Moderate	Heavy	>6m	Medium	Medium	Significant
						The impact on these properties is significant. The adjoining high density development provides a lower height of 4 storeys and a setback of 12m to the common boundary as well as substantial boundary vegetation; nevertheless, the elevated position of the high density development accentuates the overshadowing of the rear of some of the properties, particularly on winter mornings.								
2 Munderah St	2(c2)	No	1200-1800sqm	<20m (battle-axe lot)	2(d3) on 2 sides	North & West	Yes (4-5 storeys)	n/a	Moderate (uphill)	Heavy	>6m	Low	Medium	Significant
						This battle-axe property is surrounded on two sides by new development. The high density development to the east provides a generous setback of more than 17m to the common boundaries, and the existing mature vegetation along the common boundary seeks to screen this property. However, the elevated position and scale of the new development means that this property continues to have significant overlooking impact. The orientation of this property to the north-west of the residential flat buildings removes any possibility of overshadowing impact.								
2A, 2B Munderah St	2(c2) & 2(c)	No	1800-2400sqm	>20m	opposite 2(d3) (across road)	South	Yes (5 storeys)	n/a	Moderate	n/a	n/a	Low	Low	Not Significant
						These properties are located downslope of the high density development on the northern side of Munderah St. The road, and the substantial existing mature vegetation on either side of the road, provides good privacy to the properties. Large landscaped street setbacks to the residential flat buildings also provides increased separation and buffer.								







IMPACT ASSESSMENT TABLE: WAHROONGA PRECINCT 3									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
4, 4A Munderah St (recently subdivided)	2(c)	Listed	>3000sqm	>20m	2(d3), opposite 2(d3) (across road)	North west & South	Yes (4-5 storeys), Yes (5 storeys)	n/a	Moderate	Heavy	>6m	Low	Low	Not Significant
 						This property has an approval for staged dual occupancies. The redevelopment involves demolition of the existing heritage item and construction of six dwellings in total. The new development will have considered the existing context with the adjacent residential flat buildings and ameliorated impact through the design proposal.						Low	Low	Not Significant
6, 6A, 8, 10 Munderah St	2(c2)	No	n/a	n/a	opposite 2(d3) (across road)	South	Yes (3-5 storeys)	n/a	Gentle	n/a	n/a	Low	Low	Not Significant
 						These properties are separated from the residential flat development by the street. In addition, the residential flat development provides a lower height of 3 storeys and generous landscaped street setback to further assist in reducing its impact. As a result, overshadowing and overlooking into them is minimal.								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Warrawee: Precinct 4












- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- DA Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development
- S School

IMPACT ASSESSMENT TABLE: WARRAWEE PRECINCT 4														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
4 Lowther Park Ave	2(c2)	No	<1200sqm	>20m	2(d3) on 2 sides	North & East	Yes (5 storeys)	n/a	Gentle	Light	<6m	Low	High	Significant
				<p>This property adjoins recently constructed 5 storey residential flat buildings. Overshadowing is limited to a small part of this property, but overlooking is high due to the proximity of the dwelling to the common boundaries and minimal vegetation screening within the new development.</p>										
1A Winton St	2(c2)	No	1200-1800sqm	<20m (battle-axe lot)	2(d3) on 2 sides	North	Yes (5 storeys)	n/a	Moderate	Little to none	<6m	Low	High	Significant
				<p>This property adjoins a recently constructed 5 storey residential flat building. The new development has provided 9m setbacks to both common boundaries, nevertheless overlooking is high due to the close proximity of the dwelling on this property to both of the common boundaries and the minimal boundary vegetation screening within the new development. In addition, this property is located downslope of the high density development hence increasing privacy and scale impact. Overshadowing is limited to the south-west corner of this property.</p>										
1 Winton St	2(c2)	No	<1200sqm	>20m	2(d3) across access handle	North	Yes (5 storeys)	n/a	Moderate	Little to none	<6m	Low	High	Significant
				<p>This property adjoins a recently constructed 5 storey residential flat building and is separated from the new development by an access handle. The dwelling on this property is located downslope of the new development and is overlooked by balconies, openings and courtyards on the northern facade of the new development. Overshadowing impact on this property is negligible due to the new development being located to the south of this property.</p>										



IMPACT ASSESSMENT TABLE: WARRAWEE PRECINCT 4														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
2 Winton St	2(c)	Listed	1800-2400sqm	>20m	2(d3)	East	Yes (5 storeys)	n/a	Moderate	Little to none	>6m	Low	Low	Not Significant
				This property shares a a part of its rear boundary with a recently constructed residential flat building. Both overshadowing and overlooking is considered minimal given the orientation and the short common boundary.										
5 Eulbertie Ave	2(c2)	No	1200-1800sqm	>20m	2(d3)	North	Yes (5 storeys)	n/a	Gentle	Little to none	<6m	Low	Medium	Significant
				This property adjoins a recently constructed 5 storey residential flat building which has provided a setback of 9m to the common boundary. There is overlooking impact due to the close proximity of this property's dwelling to the common boundary and the lack of vegetation screening along the boundary. Overshadowing is considered negligible given the property is to the north of the new development..										
4 Eulbertie Ave	2(c2)	No	<1200sqm	>20m	2(d3)	North & East	Yes (5 storeys)	n/a	Gentle	Little to none	<6m	Medium	High	Significant
				This property adjoins a recently constructed 5 storey residential flat building. This property is affected by overlooking from two sides due to the close proximity of the house to the common boundaries and the lack of vegetation screening between properties. The orientation of the new development creates some overshadowing to the rear garden of this property during winter afternoons.										

IMPACT ASSESSMENT TABLE: WARRAWEE PRECINCT 4									
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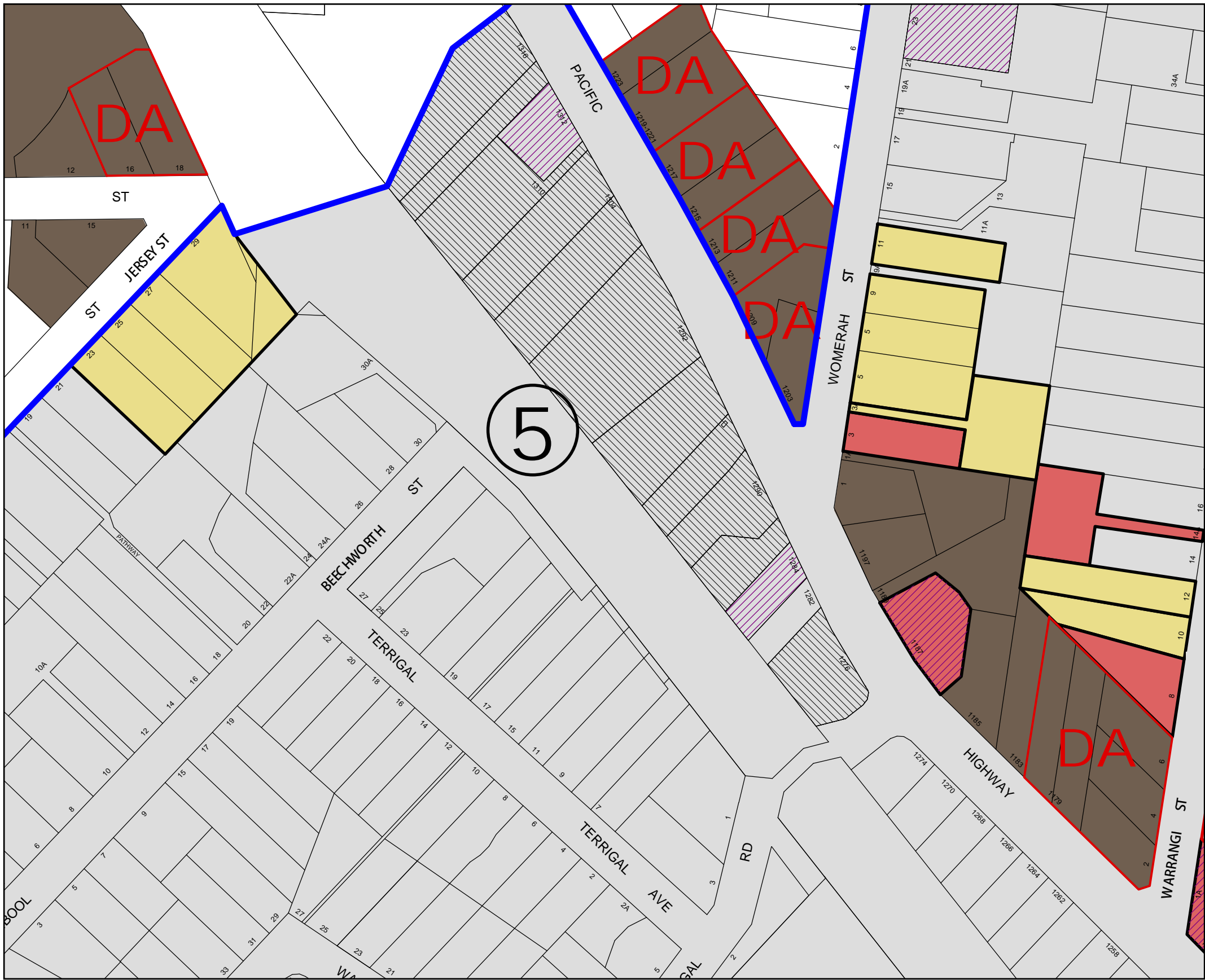
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
5 Heydon Ave	2(c2)	No	<1200sqm	>20m	2(d3)	North	Yes (5 storeys)	n/a	Gentle	Little to none	<6m	Low	High	Significant
 						This property adjoins a recently constructed 5 storey residential flat building that has provided a 6m-9m setback to the common boundary. The privacy impact is considered severe due to the proximity of the existing dwelling to the common boundary and the lack of vegetation screening between properties. This property's location north of the new development means overshadowing is unlikely.								
A2 & 2 Heydon Ave	2(c2)	No	>2400sqm	>20m	opposite 2(d3) (across road)	West	Yes (5 storeys)	n/a	Gentle	n/a	n/a	Low	Low	Not Significant
 						These properties are located on the western side of Heydon Ave opposite the new residential flat buildings. There is minimal interface impact due to adequate separation and buffer provided by Heydon Ave and the significant vegetation along its sides. In addition, a large landscaped street setback is provided to the high density development for enhanced separation and buffer. There is no overshadowing impact.								
1 Marshall Ave	2(c2)	No	1800-2400sqm	>20m	opposite Minister's site (across road)	North west	Yes (3-7 storeys)	n/a	Moderate	n/a	n/a	Low	Low	Not Significant
 						The existing dwelling is located downslope and to the north of the high density development, there is adequate separation and buffer provided by the existing road with significant vegetation along sides. There is no overshadowing impact.								

IMPACT ASSESSMENT TABLE: WARRAWEE PRECINCT 4														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
2B Marshall Ave	2(c1)	No	1800-2400sqm	<20m (battle-axe lot)	Minister's site	South west	Yes (3-7 storeys)	n/a	Steep	Little to none	<6m	Low	Low	Not Significant
						This property is located downslope, and to the west, of an existing residential flat development (Minister's site). Overshadowing and overlooking of this property are minimised by the residential flat building having limited openings facing it, and a reduction in building height (to 3 storeys) on the rear of the residential flat building.								
2C Marshall Ave	2(c1)	No	>2400sqm	<20m (battle-axe lot)	Minister's site (across access handle)	South west	Yes (3-7 storeys)	n/a	Steep	Heavy	>6m	Low	Low	Not Significant
						This property is located downslope, and to the west, of an existing residential flat development. This property is well screened by existing significant vegetation hence privacy is preserved. Overshadowing is negligible given the distance from the new development.								
2D Marshall Ave	2(c1)	No	<1200sqm	<20m	Minister's site (across access handle)	South west	Yes (3-7 storeys)	n/a	Moderate	Heavy	>6m	Low	Low	Not Significant
						This property has substantial vegetation which acts as effective screening from the high density development site. There may be some overshadowing during winter mornings, however the existing vegetation currently creates shade on this property.								

IMPACT ASSESSMENT TABLE: WARRAWEE PRECINCT 4									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High/- potential development height)</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1 Blytheswood Ave	2(c2)	No	>4000sqm	<20m (battle-axe lot)	2(d3) & Minister's site	South west & South	No, Yes (3-7 storeys)	High (5 storeys)	Steep	Heavy	>6m	Low	Low	Not Significant
 						<p>This property is located to the south-west of the residential flat building (Minister's site). The presence of significant Blue Gum High Forest provides a level of screening to the property which will preserve on-site privacy. These substantial trees also create overshadowing of this property. Should the high density zoned land to the north of this property ever be developed, it is unlikely to create overshadowing issues over and above the current pattern. The large lot size of this property ameliorates impact on the dwelling itself.</p>								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Turramurra: Precinct 5









- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

IMPACT ASSESSMENT TABLE: TURRAMURRA PRECINCT 5									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1187 Pacific Hwy	2(c)	Listed	1200-1800sqm	>20m	2(d3)	South, West & North	No	High (5 storeys)	Gentle	Heavy	>6m	High	Medium	Significant
						This property is a listed heritage item surrounded by high density zoned sites. The overall potential impact is considered high due to the fact that this property may eventually be surrounded on three sides by 5-storey residential flat buildings should those sites be developed in the future. The substantial large mature planting located along the common boundaries will help minimise any potential privacy and scale impacts.								
8 Warrangi St	2(c2)	No	<1200sqm triangular site	>20m	2(d3)	North	Yes (5 storeys)	n/a	Gentle	Light	<6m	Low	High	Significant
						The dwelling is located on a triangular lot close to the boundary with the high density development site. The impacts are considered likely to be high due to the potential for overlooking into this property along the common boundary even though some screening to the rear garden exists. There is unlikely to be overshadowing impacts from the new development since this property is located to the north of the high density site.								
10 Warrangi St	2(c2)	No	<1200sqm	<20m	2(d3)-rear	North	No	High (5 storeys)	Gentle	Heavy	>6m	Low	Low	Not Significant
						This property is located adjoining a high density zoned site with 5 storey potential. The property only shares a short common boundary with the high density site. Privacy and scale impacts will be reduced by existing substantial screening vegetation along the common boundary. The site is also deep and although there may be overlooking, it is limited to the rear of the site. Overshadowing to the rear of the gardens may occur in the afternoons.								

IMPACT ASSESSMENT TABLE: TURRAMURRA PRECINCT 5									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
12 Warrangi St	2(c2)	No	1200-1800sqm	<20m	2(d3)-rear	East	No	High (5 storeys)	Gentle	Heavy	>6m	Low	Low	Not Significant
						This property is located adjoining a high density zoned site with 5 storey potential. This property shares a short common boundary with the high density zoned site. Should development occur, privacy and scale impacts will be reduced by the existing substantial screening vegetation along the common boundary. The property is also deep and although there may be overlooking, it will be limited to the rear end of the garden. Similarly, overshadowing to the rear of the gardens may occur in the afternoons.								
14A Warrangi St	2(c2)	No	1200-1800sqm	<20m (battle-axe lot)	2(d3) rear	East	No	High (5 storeys)	Gentle	Heavy	<6m	Medium	Low	Significant
						The property is a battle-axe lot sharing a common boundary with the high density zoned site to its rear. The dwelling is located close to the boundary with the high density zoned site and as a result there will be privacy and scale impacts. these may be reduced by the existing substantial screening vegetation along the common boundary. There will be some overshadowing in the afternoons to both house and garden; however it is noted that the existing substantial blue gum trees already cast extensive shadows over the property.								
3 Womerah St	2(c2)	No	<1200sqm	<20m	2(d3); R4-opposite	North & East	Yes (4 storeys)	High (5 storeys)	Gentle	Light	<6m	Low-medium	Medium	Significant
						This property is located to the north of a high density zoned site, so any future development will not present overshadowing issues. Should any future 5 storey development occur, there will be some overlooking impact on this property particularly as the interface site is a relatively small lot and lower in elevation to the high density zoned site. The development on the opposite side of Womerah St has a visual impact and creates overshadowing of the road and the front garden of this property during winter.								

IMPACT ASSESSMENT TABLE: TURRAMURRA PRECINCT 5														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>/Yes/No/- development height</i>	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
3A Womerah St	2(c2)	No	1800-2400sqm	<20m (battle-axe lot)	2(d3)	North	No	High (5 storeys)	Gentle	Heavy	<6m	Low	Low	Not Significant
						This property is a battle-axe lot with the southern common boundary adjoining a high density zoned site. Its position north of the high density zoned site means any future development will not present an overshadowing issue. In the event of development, there may be some overlooking, however this may be mitigated by the existing vegetation to the common boundary and the setbacks that will be required on the future development site.								
5, 9, 11 Womerah St	2(c2)	No	n/a	n/a	opposite R4 (across road)	East	Yes (4 storeys)	n/a	Gentle	n/a	n/a	Low	Low	Not Significant
						These properties are located on the easternside of Womerah Ave. New 4 storey developments are located on the opposite side of the street. Overlooking is somewhat mitigated by street tree screening which provides some privacy to the front gardens. There is some afternoon overshadowing particularly to the front garden of 5 Womerah St.								
23, 25, 27, 29 Jersey St	2(c2)	No	n/a	n/a	opposite 2(d3) (across road)	South East	No	High (4 storeys)	Steep	n/a	n/a	Low	Low	Not Significant
						These properties are located on steep slopes,on the south-east side of Jersey St. The overall sense of the Jersey St is of dense greenery particularly as the dwellings are located downslope and are not visible from the street. The high density zoned sites are located upslope anf on the opposite side of the street from these properties, therefore there is the potential of any future high density development to visually dominate this part of the road. These properties are, however, likely to retain a high degree of privacy due to the dense foliage and garden aspec. Views also preserve the privacy of the properties. The tall trees to the front of the properties cast shadows into the front gardens, and reflct the shadow patterns that may be cast should any future development occur.								




INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Pymble: Precinct 6



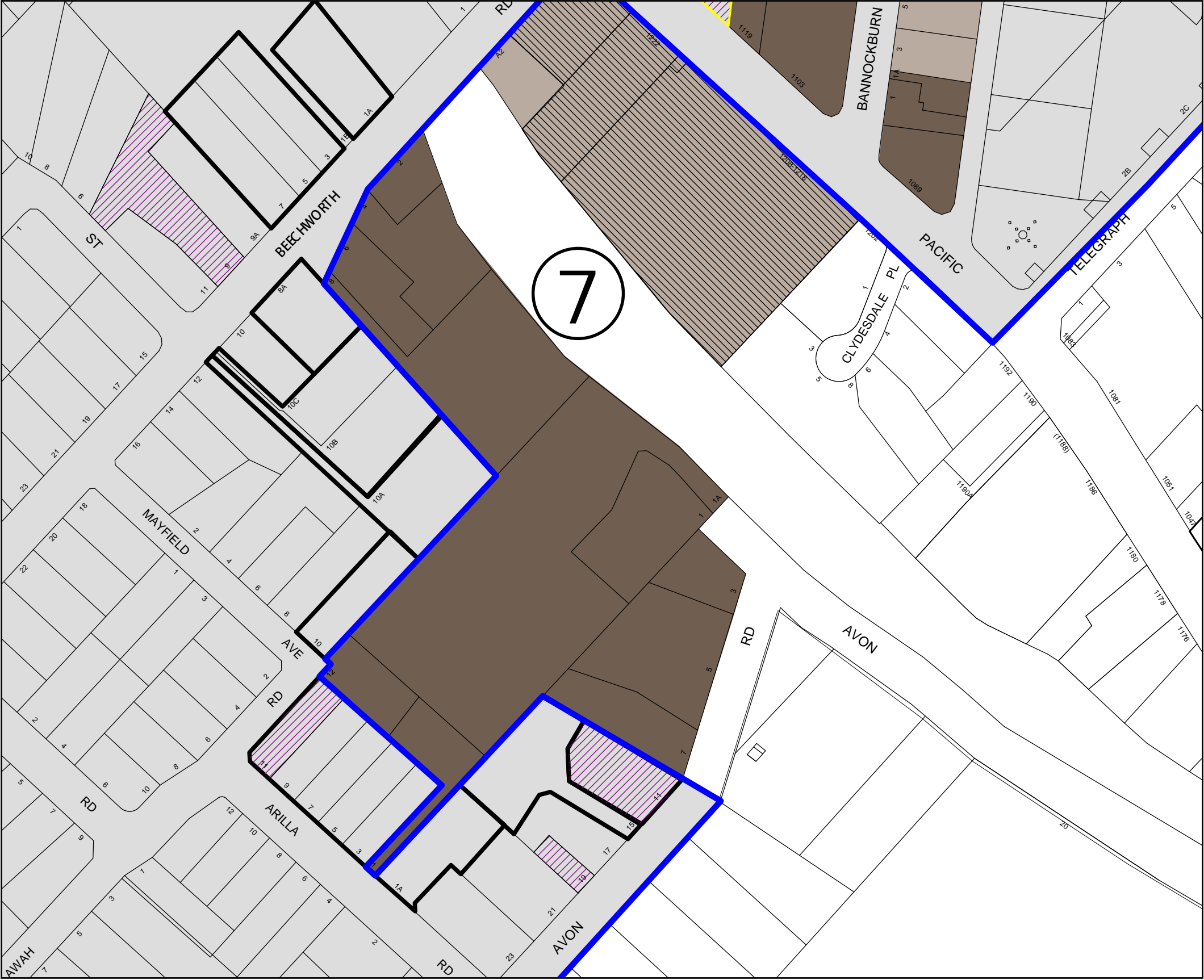
IMPACT ASSESSMENT TABLE: PYMBLE PRECINCT 6									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
10 Bobbin Head Rd	2(c2)	No	1200-1800sqm	>20m	2(d3) side	North	Yes (5 storeys)	n/a	Gentle	Light	<6m	Low	Medium	Significant
 						This property is located to the north of an existing residential flat building, therefore overshadowing is negligible. The dwelling is overlooked along the side boundaries due to the lack of screening vegetation and the small narrow lot configuration. In addition, the dwelling has a minimal setback to the shared boundary. The new development also has windows and terraces overlooking the property, taking advantage of the sweeping easterly views.								
12A Bobbin Head Rd	2(c2)	No	1800-2400sqm	<20m (battle-axe lot)	2(d3)	North	Yes (5 storeys)	n/a	Gentle	Light	>6m	Low	Medium	Significant
 						This property is a battle axe lot located to the north of an existing residential flat building, and to the north-west of a development currently under construction. Any overshadowing appears to be restricted to the garden area. The existing residential flat building has windows and terraces overlooking the property, creating a loss of privacy to this property and its dwelling.								
2 Bannockburn Rd (cnr Richard Porter Way)	2(c2)	No	<1200sqm	>20m corner	opposite 2(d3) (across road)	North	No	Low (5 storeys)	Moderate	n/a	n/a	Low	Low	Not Significant
 						The property is on the northern side of, and across the road from, land zoned high density, therefore no overshadowing impact is expected. Existing screening vegetation along the laneway will minimise any potential privacy and scale impacts that may result from any future development. It is noted that the high density zoned site is currently occupied by a service station which is considered unlikely to redevelop in the short to medium term.								

IMPACT ASSESSMENT TABLE: PYMBLE PRECINCT 6									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
3 Warrangi St	2(c2)	No	1800-2400sqm	<20m	2(d3)	North	Yes (5 storeys)	n/a	Gentle	Light	<6m	Low	High	Significant
						This property has a partial common boundary with a high density zoned site currently under construction. The property is a triangular shape which will reduce the ability to mitigate overlooking impact particularly to the rear garden. Overshadowing is unlikely as this property is located to the north of the high density development site.								
1161 Pacific Hwy	2(c)	Listed	<1200sqm	<20m	2(d3)	West	Yes (5 storeys)	n/a	Gentle	Light	<6m	Medium	Medium	Significant
						This property is a listed heritage item. It is a small single level dwelling with limited garden area. Due to the limitations of screening vegetation and minimal setbacks to the common boundaries, there is substantial overlooking along the entire eastern boundary. The property is likely to be overshadowed in the morning as the new development is located to its east.								
1163 Pacific Hwy	2(c)	Listed	<1200sqm	<20m	2(d3) opposite	East	Yes (5 storeys)	n/a	Gentle	Light	>6m	Medium	Medium	Significant
						This property is a listed heritage item. It is a small single level dwelling with limited garden area. Due to the limitations of screening vegetation and minimal setbacks to the common boundaries, there is substantial overlooking. Warrangi St does provide some separation, and hence privacy, from the development on the opposite side of the road. There may be some overshadowing during winter from the development across the road.								







**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Pymble: Precinct 7









- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Interface Site- Impact assessment pending Part 3A application determination
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

IMPACT ASSESSMENT TABLE: PYMBLE PRECINCT 7

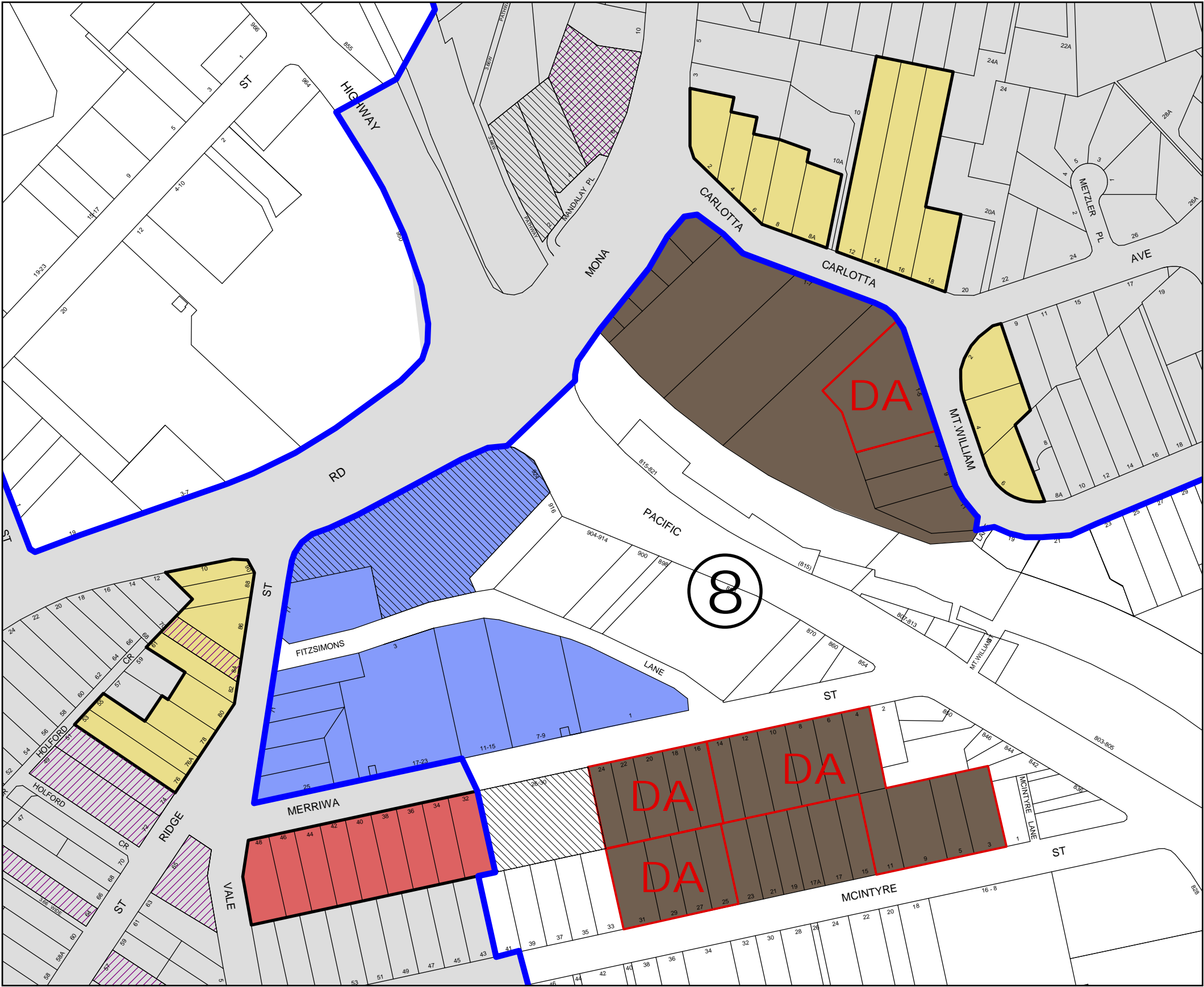
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
11 Avon Rd	2(c)	Listed	1200-1800sqm	>20m	R4-Minister's site	South	No	TBC	Moderate	Little to none	<6m	TBC		
				This property is a heritage item located to the south-west of high density zoned land with which it shares one boundary. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application .										
15 Avon Rd	2(c)	No	1800-2400sqm	<20m (battle-axe lot)	R4-Minister's site	South	No	TBC	Moderate	Heavy	>6m	TBC		
				This property is a battleaxe lot with 2 boundaries shared with the high density zoned land adjacent to it. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application .										
1A Arilla Rd	2(c)	No	1200-1800sqm	>20m	R4-Minister's site (adj access)	South	No	TBC	Moderate	Light	<6m	TBC		
				This site only adjoins the battle-axe handle accessway of the high density zoned land. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application .										

IMPACT ASSESSMENT TABLE: PYMBLE PRECINCT 7														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>/Yes/No/- development height</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
3, 5, 7, 9, 11 Arilla Rd	2(c)	Listed (no.11)	n/a	n/a	R4-Minister's site	South west	No	TBC	Moderate	Light	>6m	TBC		
				These properties share their rear northern boundary with the high density zoned land adjacent to them. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application .										
10 Mayfield Ave	2(c)	No	<1200sqm	<20m	R4-Minister's site (rear)	North	No	TBC	Steep	Heavy	<6m	TBC		
				This property has a common western boundary with the high density zoned land adjacent to it. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application.										
8A Beechworth Rd	2(c)	No	1200-1800sqm	>20m	R4-Minister's site	West	No	TBC	Gentle	Little to none	>6m	TBC		
				This property shares a partial side boundary with the high density zoned land adjacent to it. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application.										







IMPACT ASSESSMENT TABLE: PYMBLE PRECINCT 7

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
10A Beechworth Rd	2(c)	No	>2400sqm	<20m (battle-axe lot)	R4-Minister's site	South & West	No	TBC	Steep	Heavy	<6m	TBC		
						This property is a battle axe lot with 2 boundaries shared with the high density zoned land adjacent to it. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application.								
10B,10C Beechworth Rd	2(c)	No	approx 3200sqm	<20m (battle-axe lot)	R4-Minister's site	South	No	TBC	Gentle-Moderate	Heavy	<6m (10B); >6m (10C)	TBC		
						These properties are battle axe lots with a northern boundary shared with the high density zoned land adjacent to it. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application.								
1A, 3, 5, 7 Beechworth Rd	2(c)	No	n/a	n/a	opposite R4 (across road)	North west	No	TBC	Moderate	n/a	n/a	TBC		
						These properties are located opposite the high density zoned land. The high density zoned site is subject to an application under Part 3A of the Environmental Planning and Assessment Act which currently under consideration of the Department of Planning. In order to ensure a more accurate assessment, the potential impact of the development potential of the site on the adjoining interface sites will be undertaken after the determination of the Part 3A application.								


**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Gordon: Precinct 8



- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Commercial Site- 9 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

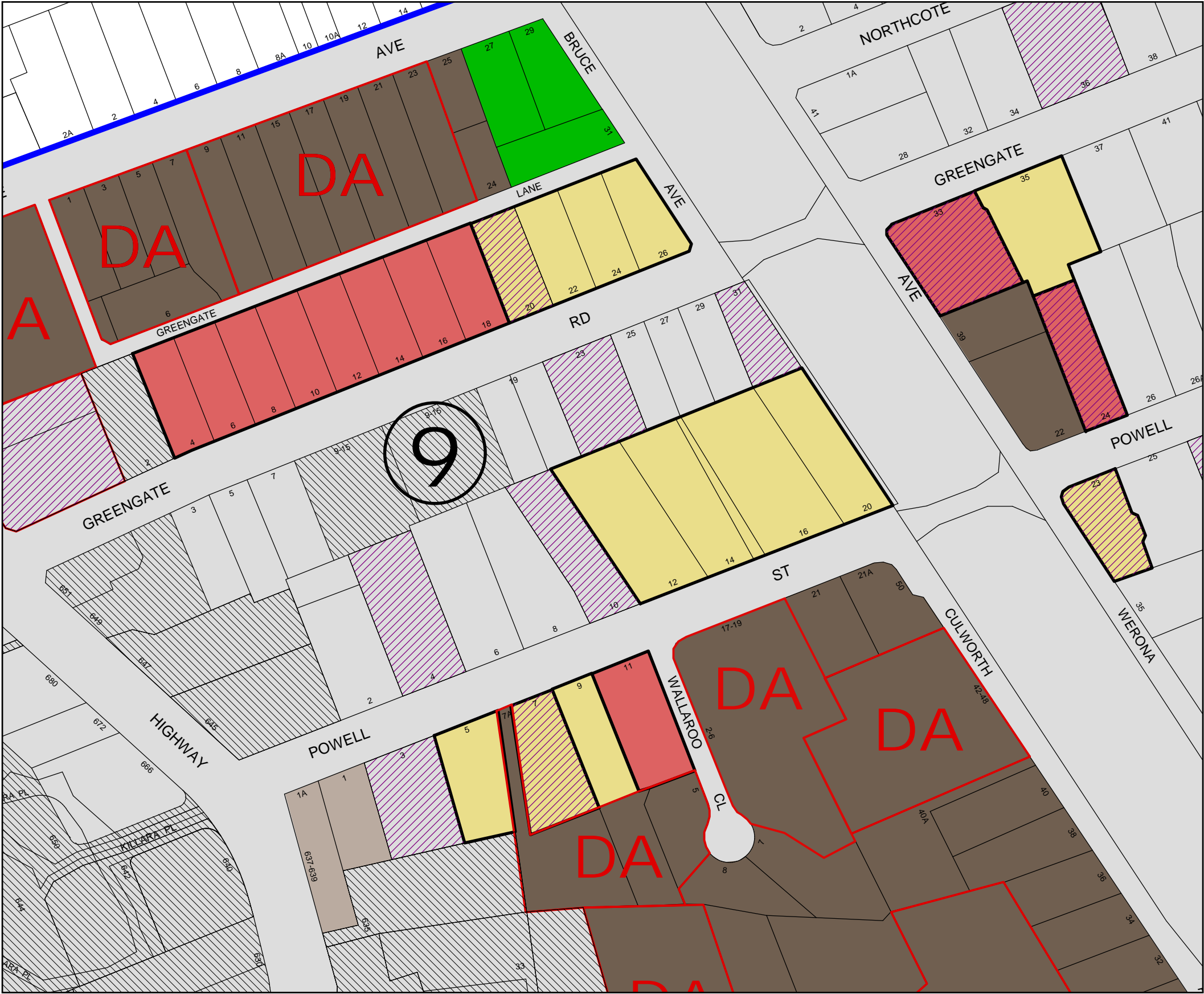
IMPACT ASSESSMENT TABLE: GORDON PRECINCT 8														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
32, 34, 36, 38, 40, 42, 44, 46, 48 Merriwa St	2(c2)	No	n/a	n/a	opposite B7 (across road)	South	Yes (2-3 storeys)	High (8 storeys)	Gentle-Moderate	n/a	n/a	Medium	Medium	Significant
<div></div>						This group of dwellings is located on the southern side of Merriwa St. Currently on the opposite side of Merriwa Street the high density sites have been redeveloped into commerical developments of 2 to 3 storeys with large street setbacks and substantial vegetation screening in front of the properties. The new zone allows commercial buildings up to 8 storeys in height. The interface impact is potentially high, especially when some of the interface sites are located downslope of the high density sites. However the single dwellings will be separated from the new developments by a road with trees along sides. Large landscaped setbacks will also be provided to the new developments for increased separation and buffer. Some overshadowing may occur during winter months.								
76, 76A, 78, 80, 82, 84, 86, 88, 90 Ridge St	2(c)	Listed (no.84)	n/a	n/a	opposite B7 (across road)	West	Yes (2-3 storeys)	High (8-9 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
<div></div>						The high density sites have been redeveloped into commercial developments of 2 to 3 storeys with substantial vegetation screening in front of the properties, but these sites are earmarked for new developments up to 9 storeys. Despite the proposed new height, there will be adequate separation between the new developments and the existing dwellings given the width of the street. In addition, the potential privacy and scale impact will be reduced by the trees along the street frontages. Large landscaped setbacks will also be provided to the new developments for increased separation and buffer.								
2, 4, 6, 8, 8A, 12, 14, 16, 18 Carlotta Ave	2(c2)	No	n/a	n/a	opposite R4 (across road)	North	No	High (5 storeys)	Gentle-Moderate	n/a	n/a	Low	Low	Not Significant
<div></div>						There will be adequate separation and buffer between the high density development and the existing dwellings given the width of the street and the existing vegetation screening along the street frontages. A large landscaped setback will also be provided to the new development for increased separation and buffer thus reducing potential interface impact. No overshadowing will result from the new development across the street.								

IMPACT ASSESSMENT TABLE: GORDON PRECINCT 8

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
2, 4, 6 Mt William St	2(c2)	No	n/a	n/a	opposite R4 (across road)	East	Yes (5 storeys) - part	High (5 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
						<p>Mt William st is considered to provide adequate separation between residential flat buildings and the single dwellings located on these properties opposite. The large landscaped setback to the new development provides increased separation and reduces privacy impacts. Minimal overshadowing occurs at late afternoon and is not considered significant as it appears not to affect the private areas within these properties.</p>								





INTERFACE PLANNING STUDY IMPACT ASSESSMENT MAP

Killara: Precinct 9





- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development
- Park




IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 9

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High/- potential development height)</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
5 Powell St	2(c2)	No	1200-1800sqm	>20m	2(d3) side (adj access handle)	North west	Yes (5 storeys)	n/a	Gentle	Heavy	<6m	Low	Low	Not Significant
 						This site fronts Powell street and is to the north west of the on 2(d3) site. The common boundary consist of an access handle only, which provides pedestrian access to the recently completed development. The site is also upslope of the 2(d3) site which helps reduce the development's overlooking impact.								
7 Powell St	2(b)	Listed	1200-1800sqm	<20m	2(d3) rear & side (adj access handle)	North	Yes (5 storeys)	n/a	Moderate (uphill)	Heavy	<6m	Low	Low- Medium	Not Significant
						This property is a heritage item which sits to the north of the recently completed development on the 2(d3) site. Consequently, there is no overshadowing impact from the new development. There is overlooking into the rear garden and possibly into the rear building windows, however the interface site is upslope of the 5 storey development and there is good vegetation along the rear boundary which help screen the development to the rear. In addition, the adjoining development has provided a 9m setback to address the interface issue.								
9 Powell St	2(c2)	No	<1200sqm	<20m	2(d3) rear	North	Yes (5 storeys)	n/a	Moderate (uphill)	Heavy	>6m	Low	Low- Medium	Not Significant
						This property sits to the north of the recently completed development on the 2(d3) site. Consequently, there is no overshadowing impact from the new development. There is overlooking into the rear garden and possibly into the rear building windows, however the interface site is upslope of the 5 storey development and there is good vegetation along the rear boundary which help screen the development to the rear. In addition, the adjoining development has provided a 9m setback to address the interface issue.								





IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 9

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
11 Powell St	2(c2)	No	1800-2400sqm	>20m	2(d3) rear & opposite	North	Yes (5 storeys)	n/a	Moderate (uphill)	Heavy	>6m	Low	Medium	Significant
						This property sits to the north of the recently completed development on the 2(d3) site. Consequently, there is no overshadowing impact. There is overlooking into the rear garden and possibly into the rear building windows, however the interface site is upslope of the 5 storey development and there is good vegetation along the rear boundary which help screen the development to the rear. In addition, the adjoining development has provided a 9m setback to address the interface issue. This property also has development opposite it on Wallaroo Close, across the narrow roadway which creates further overlooking and some overshadowing in the morning from 17 Powell St.								
12, 14, 16, 20 Powell St	2(c2)	No	n/a	n/a	opposite 2(d3) (across road)	North	Yes (5 storeys) part	High (4 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
						These properties are located on the northern side of Powell Street, across the road from the high density residential zone. Given the 20 metre width of the street and the slight slope down to the development, the impact on the houses is limited, particularly as the development is a well modulated building and does not have the effect of towering over the street. In addition the generous street setback with landscaping on the future development site will provide good screening.								
23 Powell St	2(b)	Listed	<1200sqm	>20m (corner)	opposite 2(d3) (across road)	South	No	High (4 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
Not Available						This heritage listed property is located on the southern side of Powell Street, opposite the high density residential zone. The combined site area of the high density residential zoned land will restrict any future development to a maximum height of 4 storeys. The impact on the property is likely minimal given the 20 metre width of the street and the 4 storey height capacity.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 9

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
24 Powell St	2(b)	Listed	<1200sqm	<20m	2(d3)	East	No	High (4 storeys)	Gentle	Light	<6m	Medium	Medium-High	Significant
						This property located to the northeast of the high density residential zone. The combined site area of the high density residential zoned land will restrict any future development to a maximum height of 4 storeys. Whilst this house has some screening to high density residential zoned land, that screening is unlikely to be sufficient to prevent overlooking from the upper levels of the development into the rear garden. Any future development on the adjoining land is also likely to cause overshadowing of the property in the afternoons.								
4, 6, 8, 10, 12, 14, 16, 18 Greengate Rd	2(c2) & 2b	Listed (no.20)	n/a	n/a	opposite 2(d3) (across lane)	South	Yes (5 storeys)	n/a	Gentle	n/a	n/a	Low-Medium	Medium	Significant
						These properties are located on the southern side of Greengate Lane, opposite the high density residential zoned land. Some of the houses have rear garage access from the laneway, but for the most part the houses are fenced off from the lane, some with gates. There are a number of recently completed 5 storey developments on the opposite side of the lane which are likely to have privacy impacts their height, the narrow width of the lane and the limited screen plantings.								
20, 22, 24, 26 Greengate Rd	2(c2)	No	n/a	n/a	opposite 2(d3) (across lane)	South	No	park	Gentle	n/a	n/a	Low	Low	Not Significant
						These properties are located on the southern side of Greengate Lane, opposite the high density residential zoned land. Council has acquired the opposite high density residential zoned land for the developed into a park. It is therefore unlikely to result any impact on the interface sites across the lane.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 9




Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
33 Greengate Rd	2(b)	Listed	1200-1800sqm	>20m (corner)	2(d3)	North	No	High (4 storeys)	Moderate	Light	<6m	Low	High	Significant
 						This property is a large heritage listed property with a rear boundary adjoining the high density residential zoned land. The combined site area of the high density residential zoned land will restrict any future development to a maximum height of 4 storeys, however, its elevated position and the close proximity of the interface dwelling to the shared boundary is likely to result in overlooking, particularly as there is limited scope for screening. As the property sits to the north west, overshadowing is not an issue.								
35 Greengate Rd	2(c2)	No	1200-1800sqm	>20m	2(d3)	North east	No	High (4 storeys)	Moderate	Light	>6m	Low	Low-Medium	Not Significant
 						This property shares a small common corner boundary with the adjoining high density residential zoned land. The combined site area of the high density residential zoned land will restrict any future development to a maximum height of 4 storeys. Although future adjacent development may result in some overlooking, the impact is likely to be limited due to the 4 storey height limitation. There is no overshadowing issue as the property sits to the northeast.								

**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Killara: Precinct 10











- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 10

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1 Locksley St	2(c2)	No	1200-1800sqm	>20m	2(d3) rear	North	No	High (5 storeys)	Gentle	Heavy	>6m rear	Low	Low	Not Significant
						This property shares a common rear boundary with high density zoned land. Should that parcel of land see future development, there may be some overlooking into the rear garden of this property, however this will be limited as the high density zoned land is downslope of this property and there is existing screening vegetation at the common boundary. The location of the high density zoned land to the south of this property will most likely result in negligible overshadowing impact.								
5 Locksley St	2(b)	Listed	1200-1800sqm	>20m	2(d3) rear	North	No	High (5 storeys)	Gentle	Light	>6m rear	Low	Low	Not Significant
						This property contains a heritage item. If developed, the high density zoned land may have some overlooking into the rear garden of this property, however this is considered minimal since the high density zoned land is downslope of this property and the dwelling is located at a sizeable distance from the common boundary. The large rear yard is considered sufficient to preserve the curtilage to the heritage item.								
6A Locksley St	2(c2)	No	1200-1800sqm	<20m (battle-axe lot)	2(d3)	South east	No	High (4 storeys)	Gentle	Heavy	No building	Low	Low	Not Significant
						This property forms the side and rear garden to 8 Locksley St. The north-west corner of this property shares a partial boundary with the adjacent high density zoned land, and given the level of vegetation to that corner overlooking would be limited in the event of any future development occurring. Similarly, should the high density zoned land be developed, overshadowing would be limited due to setbacks requirements and height limitation of 4 storeys due to land size.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 10

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1 Maples Ave (33 Werona Ave)	2(b)	Listed	1200-1800sqm	>20m corner site	2(d3)	North	No	High (4 storeys)	Moderate	Light	<6m	Low	High	Significant
						This property is located on the corner of Maples Ave and Werona Ave. The house is located close to the boundary shared with the high density zoned land. Future development of the high density zoned land is unlikely to cause significant overshadowing due to the property's location to the north; however, future development is likely to cause significant overlooking of the small rear garden on this property, particularly as the high density zoned land would be upslope of this property.								
3 Maples Ave	2(c2)	No	<1200sqm	<20m	2(d3)	North east	No	High (4 storeys)	Moderate	Heavy	<6m	Low-Medium	Low-Medium	Significant
						This property is a long and narrow lot, as a result the dwelling is very close to the side boundary shared with the high density zoned land. Future development is likely to cause some overshadowing in the afternoon, as well as overlooking into the rear garden, however this may be ameliorated by the existing screening vegetation on the property.								
19, 21 Marian St	2(c2)	No	n/a	n/a	opposite 2(d3) (across road)	North	Yes (5 storeys)	n/a	Moderate	n/a	n/a	Low	Low	Not Significant
						These properties are located on the northern side of Marian St opposite the high density development. Privacy to these properties is preserved through their being located on higher land than the high density development, and being well set back from the front boundary. In addition Marian St has significant street trees that provide screening. Overshadowing is negligible given the developments are located to the south of these properties.								






IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 10														
Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High/- potential development height)</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
6, 8, 10, 14 Lorne Ave	2(c2) & 2(b)	Listed (nos. 8, 10, 14)	n/a	n/a	opposite 2(d3) (across road)	South	Yes (5 storeys) part	High (5 storeys)	Moderate	n/a	n/a	Low	Low	Not Significant
						These properties comprise large homes on large parcels of land. The dwellings sit on land upslope from the high density zoned land which are on the opposite side of the Lorne Ave which possibly will limit overshadowing and overlooking impact on these properties.								
25A Werona Ave	2(b)	Listed	<1200sqm	<20m	2(d3)	South	No	High (4 storeys)	Gentle	Heavy	<6m	High	Medium	Significant
						This property is located to the south of the adjoining high density zoned land. The property's entire side boundary forms a common boundary with the high density zoned land. Should any future development occur, the existing screening vegetation may reduce overlooking and loss of privacy; however, it is likely that any future development may result in overshadowing to this property for most of the day.								
21 Lorne Ave	2(b)	Listed	<1200sqm	<20m	2(d3)	South	No	High (4 storeys)	Gentle	Heavy	<6m	High	High	Significant
						This property is a two storey heritage listed dwelling that has high density zoned land on three of its four sides. Future development of the surrounding sites will result in significant impacts to this property.								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Killara: Precinct 11









- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- DA Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development



IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 11

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1 Caithness St	2(b)	Listed	<1200sqm	>20m	2(d3) & opposite 2(d3) (across road)	West, North & East	No	High (5 storeys)	Gentle (east & west); Moderate (south)	Light (east); Heavy (south)	<6m	High	High	Significant
 						This property comprises a heritage listed single storey dwelling is located within a cul-de-sac. The property has high density residential zoned land on its east and south east boundaries. Given the configuration of the site, overshadowing and overlooking is likely to be significant should development occur on these adjoining sites. The heritage significance of the site would also potentially be substantially compromised.								
24 Marian St	2(c2)	No	<1200sqm (corner site)	<20m	2(d3) side (adj handle) & opposite	East & West	Yes (5 storeys)- opposite	High (5- storeys)- side	Gentle	Light	<6m	Medium	Medium	Significant
 						This property is located on the corner of Caithness and Marion Streets. The access handle on the eastern side of the property is zoned for high density residential. While residential apartment buildings cannot be built on this narrow piece of land, it is likely to be used as vehicle access to future development to the rear. The noise and traffic along the access handle will create an impact. The land to the west, on the opposite side of Caithness Street, is also zoned high density residential. The narrow street width and minimal screening is likely to result in overlooking and overshadowing impacts from future development.								
29, 33, 35, 37, 39 Marian St	2(b), 2(c2)	Listed (nos. 33, 39)	n/a	n/a	opposite 2(d3) (across road)	North	Yes (4 storeys)	n/a	Moderate	n/a	n/a	Low	Low	Not Significant
						These properties. located on the northern side of Marion Street, are a group of large single dwellings which give character to this street. No.s 33 and 39 are heritage items. Interface impact is minimal due to their deep frontages and separation from the new development site on the southern side of Marian Street. Substantial street trees provide good visual screening.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 11

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
20 Marian St	2(c2)	No	1200-1800sqm	>20m	2(d3)	North & East	No	High (5 storeys)	Gentle	Heavy (sides)	>6m	Medium	Medium	Significant
				This property has high density residential zoned land to the south. The access handle on the western side of the property is also zoned for high density residential. While residential apartment buildings cannot be built on this narrow piece of land, it is likely to be used as vehicle access to future development to the rear. There appears to be some screening to the rear of the property. The land slopes gradually from front to rear of the site with the rear development site being on slightly lower land. There will be no overshadowing and potentially limited overlooking from any future development to the south due to vegetative screening and the slight elevation of the interface property.										
8A Buckingham Rd	2(c2)	No	1200-1800sqm	<20m	2(d3)	West	No	High (5 storeys)	Moderate	n/a	n/a	Medium-High	High	Significant
				This property is located to the west of the high density residential zone. It is also located down slope of the potential development site. Future development would potentially cause overlooking and overshadowing issues due to the accentuated height of the development. The vegetation on the common boundary will provide limited privacy screening.										
10 Buckingham Rd	2(b)	Listed	1200-1800sqm	<20m (battle-axe lot)	2(d3) (across access handle)	West	No	High (5 storeys)	Moderate	Light	<6m	Medium	Medium	Significant
				This is a heritage listed property which is separated from the high density residential zoned land to the east by an access handle. Although the interface site is not directly adjacent to the high density residential zone, the dwelling is positioned in close proximity to the boundary and with the little screening and level change down to the heritage item, there is likely to be some degree of impact.										

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 11




Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
11 Buckingham Rd	2(b)	Listed	1800-2400sqm	>20m	2(d3)	West	Yes (5 storeys)	n/a	Steep	Light	<6m	Medium	High	Significant
 						<p>This heritage listed single storey dwelling lies to the west of the high density residential zoned land. There is a 5 storey apartment building currently under construction on the adjoining site. The lack of screening, proximity of the dwelling to side boundary and the elevated height of the adjoining development upslope sees this property highly impacted. Overlooking is unlikely to be mitigated given the height difference between the two. There is overshadowing from the new development in the mornings.</p>								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Killara: Precinct 12






- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- DA Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development
- Health Facility




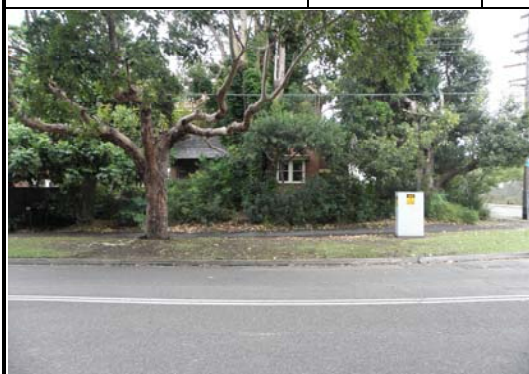

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 12									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
2 Stanhope Rd	2(b)	Listed	1800-2400sqm	>20m	2(d3) rear	South	No	High (5 storeys)	Gentle	Light	>6m	Low	Low	Not Significant
						This property is long and adjoins high density zoned land at its rear. Any future development to the rear would create partial overshadowing to the rear garden of this property, where a tennis court appears to be located, and overlooking would be limited to the tennis court area. Existing trees would possibly help screening and preserve privacy to this property.								
4A Stanhope Rd	2(c2)	No	1800-2400sqm	<20m (battle-axe lot)	2(d3) on 2 sides	South	No	High (5 storeys)	Gentle	Heavy	>6m	Low- medium	Medium	Significant
						This property is a battle-axe lot which adjoins high density zoned land to its rear. Should future development occur, there is likely to be some overshadowing of the rear garden of this property. Since this property is more elevated than the high density zoned land, and there is existing screening vegetation, overlooking into the property may be somewhat reduced.								
6A Stanhope Rd	2(c2)	No	1800-2400sqm	<20m	2(d3) rear	South	Yes (5 storeys)	n/a	Gentle	Heavy	>6m	Low-Medium	Low	Not Significant
						The property is a battle-axe lot. The high density zoned land is situated to the rear and sits downslope of this property. This, alongside the existing heavy tree screening, would mitigate the effects of overlooking into the property should development occur on the high density zoned land. Some overshadowing of the rear garden of this property would also be expected.								




IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 12									
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Address	Current zone	Heritage Status (KPSO Listed/No)	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved (Yes/No)- development height	Likelihood of redevelopment of high density site (Low/High) - potential development height	Slope to the interface site (gentle/moderate/steep)	Screening vegetation along common boundary (heavy/light/little to none)	Building setback on interface site to common boundary (>6m/<6m)	Existing / potential overshadowing impact (Low/Medium/High)	Existing / potential overlooking impact (Low/Medium/High)	OVERALL IMPACT OF HIGH DENSITY SITE (Not Significant/Significant)
10 Stanhope Rd	2(c2)	No	4000sqm approx.	<20m battleaxe lot	2(d3) rear	South	Yes (5 storeys)	n/a	Gentle	Heavy	>6m	Low	Low	Not Significant
						This property is a battle-axe lot with a rear boundary adjoining high density zoned land. Given this property is located to the south of the high density zoned land, should development occur in the future, there is likely to be some overshadowing to the rear garden of the property. In terms of overlooking, this property is more elevated than the rear high density zoned land, and has good screening vegetation, thus reducing the possible overlooking impact of any future development.								
14A Stanhope Rd	2(c2)	No	1800-2400sqm	<20m (battle-axe lot)	2(d3) rear & partial side	South	Yes (5 storeys)	n/a	Gentle	Heavy	>6m	Low	Low	Not Significant
						This property is a battle-axe lot with the rear, and a part of the eastern boundary, adjoining high density zoned land. Recent 5 storey development has occurred on the land adjoining the eastern boundary, and overlooking appears somewhat mitigated by the substantial screen planting along that boundary. Should future development occur to the rear of this site, its effects may be ameliorated by existing screening vegetation and new planting on the development site. The fact that this property is located upslope of the high density development site would also help in reducing privacy impact.								
16A Stanhope Rd	2(c2)	No	1200sqm	<20m	2(d3) on 2 sides	South & West	Yes (5 storeys) (rear); No (side)	High (5 storeys)- side	Gentle	Little to none (rear); Light (side)	<6m	High	High	Significant
						Both 16 and 16A Stanhope Rd have recently been redeveloped including a subdivision. No 16 is a large single dwelling and 16A is a smaller dwelling associated with 16. Both buildings were built post re-development of the high density zoned land to the rear, and have therefore taken into account the impacts of the high density zoned land to the rear and side in their design and orientation.								


IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 12									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
18 Stanhope Rd	2(b)	Listed	1200sqm	>20m	2(d3) on 2 sides	South & West	No	High (5 storeys)	Gentle	Light	<6m	High	High	Significant
						This property is a heritage listed item fronting Stanhope Road. The rear boundary adjoins high density zoned land. The dwelling is located close to the rear boundary. Should future development of the high density zoned land occur it will create both overshadowing and overlooking. This will be exacerbated by the close proximity of the heritage dwelling (with facades housing windows) and garden pool to the rear boundary with its limited screening opportunity to protect privacy.								
20 Stanhope Rd	2(c2)	No	1200-1800sqm	>20m	2(d3)	South	No	High (5 storeys)	Gentle	Heavy	>6m	Medium	Low-Medium	Significant
 						This property is located in an elevated position on the corner of Stanhope Rd and Culworth Ave. This property shares a common boundary with high density zoned land to its rear. Should there be any future development of the high density zoned land, overshadowing and overlooking issues are likely, however these may be minimised by the existing substantial plant screening, and the adequate separation between the dwelling and the common boundary.								
23, 25 Stanhope Rd	2(b)	Listed	1800-2400sqm	>20m combined	opposite 2(d3) (across road)	South	Yes (3 storeys)	n/a	Gentle	n/a	n/a	Low	Low	Not Significant
 						These properties are located on the southern side of Stanhope Ave. There is high density zoned land on the opposite side of the street. If redevelopment were to take place within the high density zoned land, there would be minimal impact on the subject properties. This is because Stanhope Road would create a building separation of about 40m. In addition to this, part of the high density zoned land is to be developed as an extension to the hospital at 28 Stanhope Rd, this development will be of maximum 3 storey and therefore have a low impact on these properties.								

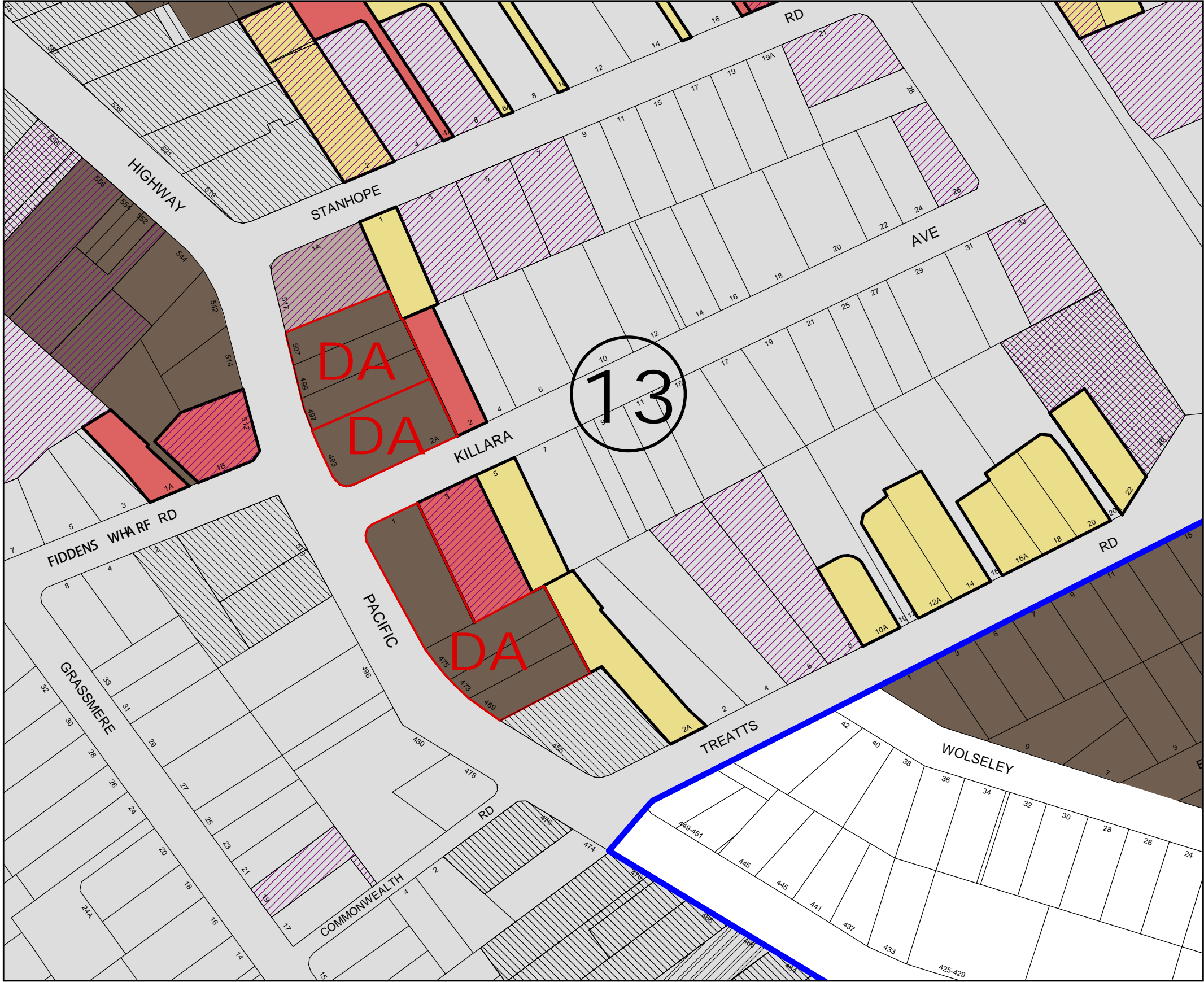
IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 12

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
3 Arnold St	2(b)	Listed	1200-1800sqm	<20m (battle-axe lot)	2(d3)	East & North	No	High (5 storeys)	Gentle	Little to none (side); Heavy (rear)	<6m (side); >6m (rear)	Medium	Low-Medium	Significant
						This property is a heritage listed battle axe lot. The entire western and rear boundary adjoins high density zoned land. The dwelling has windows facing the common boundaries. If future development occurs, overshadowing and overlooking impact would be mainly from the western side as the southern side of this property site is well protected by heavy screening. It is noted that a mitigating factor is that the high density site to the west is likely to have a low development potential due to the odd shape of the land parcel								
5 Arnold St	2(c2)	No	<1200sqm	>20m	2(d3) across access handle	East	No	High (5 storeys)	Gentle	Heavy	n/a	Low	Low	Not Significant
						This property does not directly adjoin high density zoned land, however the separation is limited to that provided by the access handle of 3 Arnold St. If future development was to take place on the high density zoned land, this property's privacy would be maintained by heavy existing screening vegetation, and there would be minimal overshadowing in the afternoons.								
10 Culworth Ave	2(c2)	No	<1200sqm	>20m	2(d3)	North & East	Yes (5 storeys)	n/a	Moderate	little to none	<6m (side); >6m (rear)	Low	Medium	Significant
						This property adjoins high density zoned land on its southern boundary. Residential flat buildings have been built on the sites wrapping around the side and rear boundaries. The orientation of this property has resulted in minimal overshadowing in the late afternoon/evening. The property is highly overlooked by the new development with loss of privacy to both the garden and the dwelling.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 12									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
12 Culworth Ave	2(c2)	No	<1200sqm	>20m corner to park	2(d3)	East	Yes (5 storeys)	n/a	Moderate	Heavy	<6m	Low	Low	Not Significant
						<p>This property is located on the edge of Selkirk Park with high density residential zone to the rear of the property. In the long term this property will retain an open aspect to the north-east as the public park sits to its north. The new residential flat development has resulted in some overshadowing of the property towards the late afternoon/evening. The heavy screening and development setback does provide some privacy to this property.</p>								

INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP
Killara: Precinct 13






- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development



IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 13

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
2A Treatts Rd	ID078	No	1200-1800sqm	<20m	2(d3)	East	Yes (5 storeys)	n/a	Gentle	Light	>6m	Low-Medium	Low-Medium	Not Significant
						This property is long and narrow with about 50% of the western boundary adjoining high density zoned land. Current screen planting comprises random trees and some hedges that may provide some screening to the large rear garden in the event that future development occurs. Development of the high density zoned land may result in some overshadowing of the rear garden in the afternoons.								
10a, 12a, 14, 16a, 18, 20, 22 Treatts Rd	ID078	No	n/a	n/a	opposite R4 (across road)	North	No	High (5 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
						These properties are located on the northern side of Treatts Road on the opposite side to the high density zoned land, which is upslope of these properties. Street trees, front garden planting and requirement for future development within the high residential zoned land to have a 10-12m landscaped front setback, and the 20m separation provided by Treatts Road would all ameliorate overlooking impact should future development occur.								
2 Killara Ave	2(c2)	No	<1200sqm	<20m	R4	East	Yes (4 & 5 storeys)	n/a	Gentle	Little to none	<6m	Medium	High	Significant
						This property is long and narrow with the western boundary adjoining high residential zoned land. The adjoining lands have recently been developed into 5 storey residential flats. The privacy of the dwelling and garden on this property is compromised by the presence of the adjacent 4-storey building which has terraces and windows facing the common boundary. It is likely that the current construction on Pacific Highway will have a similar impact on the rear of this property.								

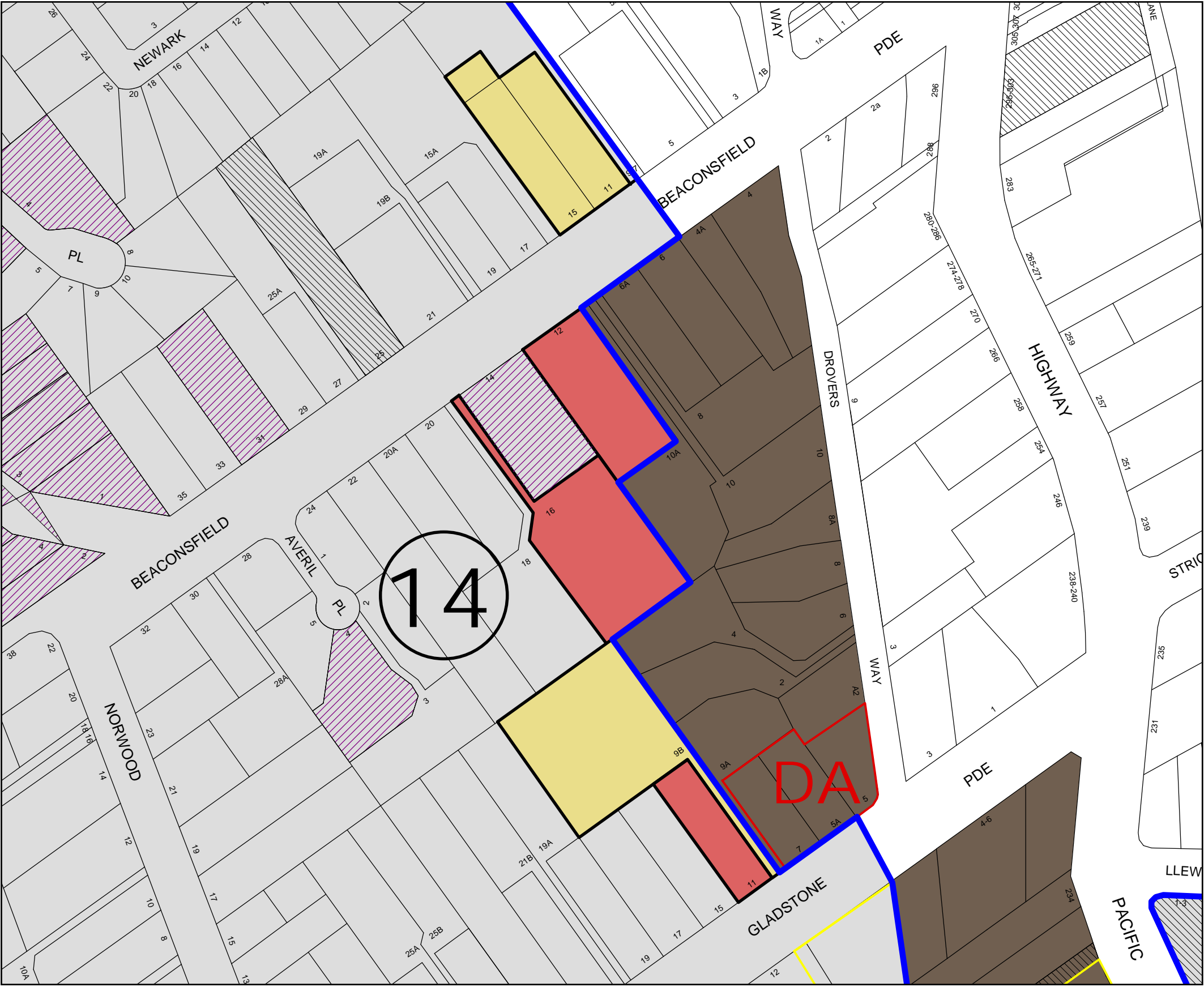
IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 13

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
3 Killara Ave	2(b)	Listed	1800-2400sqm	>20m	2(d3) on 2 sides & opposite	North, East & South	Yes (4-5 storeys- adj & 4 storeys-opp)	n/a	Gentle	Heavy (rear); Light (side)	<6m (side); >6m (rear)	Low-Medium	Medium	Significant
						This property adjoins high density zoned land on two boundaries. Since the dwelling is located close to the common boundary any future development will compromise the privacy of this property through overlooking. However since the rear yard is deep and is well screened with vegetation, some of the impact may be mitigated.								
5 Killara Ave	2(c2)	No	<1200sqm	>20m	2(d3) small corner	North	Yes (5 storey)	n/a	Gentle	Light	>6m	Low	Low	Not Significant
						This property has a minor common boundary with the high density zoned land to the south-western corner of the site. Good screening can easily mitigate any overlooking impact that may result from future development.								
1B Fiddens Wharf Rd [512 Pacific Hwy]	2(b)	Listed	1200-1800sqm	>20m	2(d3)	South	No	High (5 storeys)	Gentle	Heavy	>6m	High	Medium	Significant
						This property is a heritage listed lot located on a street corner with two street frontages. The northern side boundary adjoins high density zoned land. Any future 5 storey development will create overshadowing and overlooking. As a heritage item the property is compromised by the development; however there is a possibility that future development may be orientated westwards towards the valley views and this may limit the overlooking of this property. In addition there is the possibility of screening provision to the side common boundary, although this will not shield this property completely from any possible future 5-storey development.								

IMPACT ASSESSMENT TABLE: KILLARA PRECINCT 13






Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)- development height</i>	Likelihood of redevelopment of high density site <i>(Low/High) - potential development height</i>	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
1A Fiddens Wharf Rd	2(c2)	No	<1200sqm	<20m	2(d3)	South	No	High (5 storeys)	Steep	Heavy	<6m	Medium	High	Significant
						<p>The high density zoned land is adjacent to the rear portion of this site; should future development occur, the elevated topography and desirable valley views will result in overlooking and some overshadowing of the rear garden of the property. In addition this property is adjacent to the access handle of the high density zoned land, which provides separation but may create noise unless reduced to a pedestrian route of entry. The high density zoned land is populated with significant blue gum trees which will limit the location of any new buildings to areas that will have a less adverse impact on the ecology of this site.</p>								
1 Stanhope Rd	2(c2)	No	<1200sqm	<20m	2(d3)	East	Yes (5 storeys) part	Low (3 storeys)	Gentle	Heavy	<6m	Low	Low	Not Significant
						<p>The adjacent high density zoned land at 1a Stanhope Rd will be limited to 3-storey development due to land size. Future development may result in some impact from afternoon overshadowing, and limited overlooking due to heavy vegetation at the rear of the site.</p>								

**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Lindfield: Precinct 14







- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- High Density Residential Site- 3 storeys maximum
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

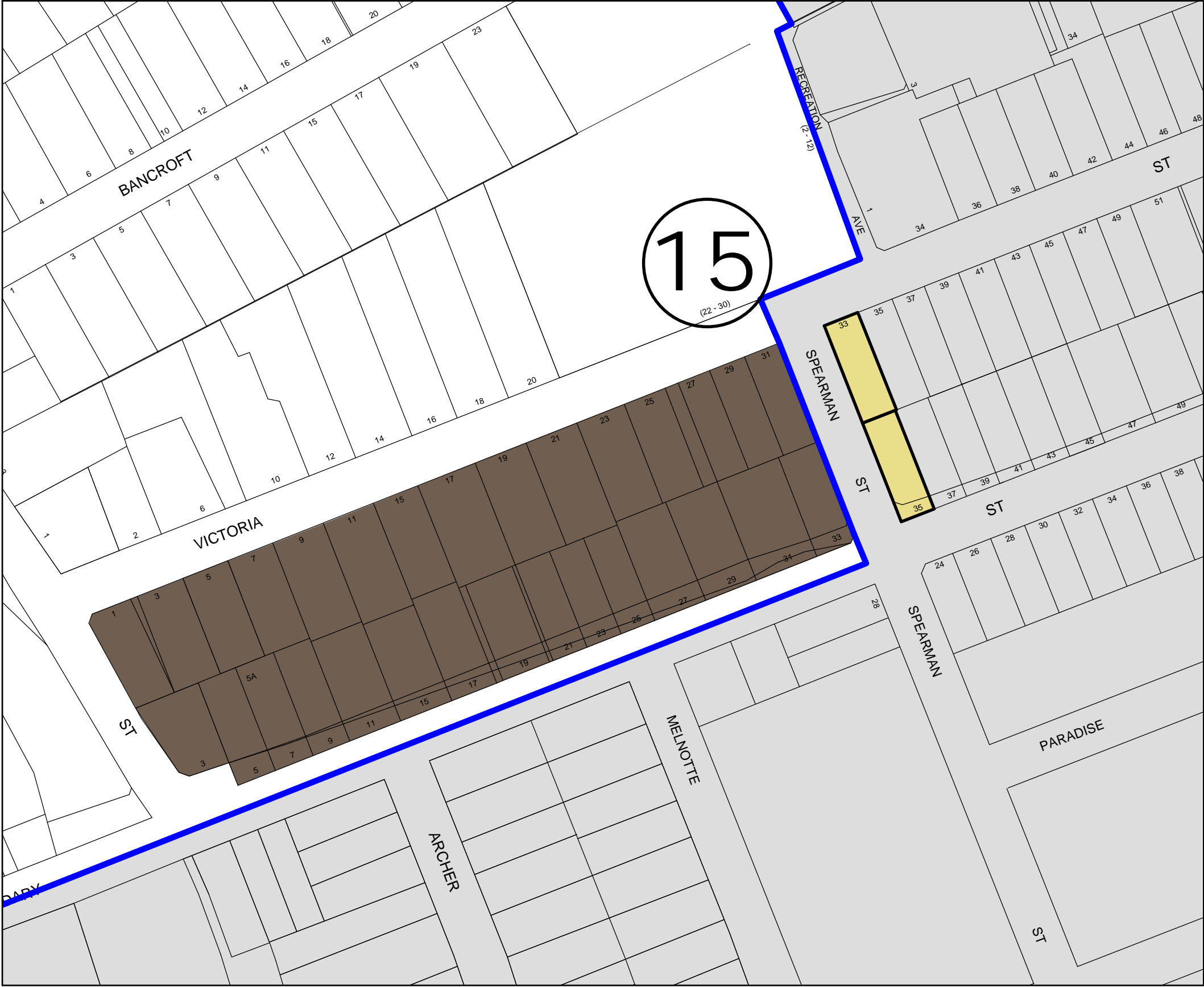
IMPACT ASSESSMENT TABLE: LINDFIELD PRECINCT 14									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
9B Gladstone Pde	2(c2)	No	>3500sqm	<20m (battle-axe lot)	R4	West	Yes (5 storeys)-handle	High (5 storeys)-side	Gentle-Moderate	Heavy	>6m	Low	Low	Not Significant
						This property is a battle axe which adjoins high density residential zoned land to the east. The existing dwelling is located down slope of the high density site, however, the privacy and scale impacts would be significantly reduced by the existing substantial large vegetation along the common boundary acting as effective visual buffer between properties. The large garden around the dwelling would also provide increased separation and buffer. Whilst there is likely to be some overshadowing to part of the interface site, this is considered minimal compared to the overshadowing currently provided by the substantial trees on site.								
11 Gladstone Pde	2(c2)	No	<1200sqm	<20m	R4 across access handle	West	Yes (5 storeys)	n/a	Gentle	n/a	n/a	High	High	Significant
				This site is separated from the high density residential zoned land to the east by an access handle. Although the interface site is not located directly adjacent to a high density site, there will be significant overshadowing and privacy impact from the new apartment building currently under construction to the east, with a 6-storey component facing the existing dwelling. The dwelling, which is located very close to its eastern side boundary, has a small separation to the high density development provided by a battle-axe handle access. The privacy impact is particularly evident due to the lack of effective vegetation screening. Major overshadowing impact will occur during winter mornings.										
12 Beaconsfield Pde	2(c2)	No	1800-2400sqm	>20m	R4 (on 2 sides)	West & North	No	High (5 storeys)	Moderate-steep	Heavy	<6m (side), >6m (rear)	Medium	Medium	Significant
				This property adjoins the high density residential zone along the full extent of its eastern side and rear boundaries. The existing dwelling is located very close to its eastern boundary. If redevelopment on the adjoining site was to occur, the impact would be accentuated given the topography of the locality. However the privacy impact is likely to be mitigated by the existing significant large vegetation along both common boundaries serving as an effective screening. There would be some overshadowing in addition to the overshadowing currently provided by the substantial trees on site.										

IMPACT ASSESSMENT TABLE: LINDFIELD PRECINCT 14									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
16 Beaconsfield Pde	2(c2)	No	>3000sqm	<20m (battle-axe lot)	R4 on 2 sides	West & North	No	High (5 storeys)	Steep	Heavy	<6m (side), >6m (rear)	Medium	Medium	Significant
 						This property is adjoined on its eastern and southern boundaries by high density residential zoned land. The potential interface impact will be accentuated given the topography of the locality. However the privacy impact will be mitigated by the existing substantial large tree planting along both common boundaries serving as an effective screening. There would potentially be some overshadowing in addition to the overshadowing currently provided by the substantial trees on site.								
11, 15 Beaconsfield Pde	2(c2)	No	n/a	n/a	opposite R4 (across road)	North	No	High (5 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
 						These properties are on the northern side of Beaconsfield parade, opposite the high density residential zone. There would be adequate separation and buffer between the future 5-storey development and the existing dwellings given the width of the street with substantial tree planting along sides acting as visual buffer. Large landscaped setback will also be provided to any new development for increased separation and buffer. No overshadowing would result from any new development.								

**INTERFACE PLANNING STUDY
IMPACT ASSESSMENT MAP**
Roseville: Precinct 15



- Interface Site- Significant Impact
- Interface Site- Not Significant Impact
- Town Centre Boundary
- High Density Residential Site- 4 storeys and above
- Residential Flat development (DA approved)
- Existing Heritage Item
- Existing Multi-unit Development

IMPACT ASSESSMENT TABLE: ROSEVILLE PRECINCT 15									
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Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No)</i> - development height	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
35 Boundary St	2(c1)	No	<1200sqm	>20m (corner)	opposite R4 (across road)	East	No	High (5 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
 						<p>This property is located on Spearman Street opposite the high density residential zone. There would be adequate separation between the future development and existing dwelling given the width of the street. The existing trees along the street frontages of Spearman St will provide a visual buffer between properties on either side of the road. A large landscaped setback would also be required to any future development to further enhance the separation and buffer thus reducing potential interface impact. Some overshadowing may occur during winter afternoons but more than three hours sunlight access on 21 June is likely to be retained.</p>								
33 Victoria St	2(c1)	No	<1200sqm	>20m (corner)	opposite R4 (across road)	East	No	High (5 storeys)	Gentle	n/a	n/a	Low	Low	Not Significant
 						<p>This property is located on Spearman Street opposite the high density residential zone. There would be adequate separation between the future development and existing dwelling given the width of the street. The existing trees along the street frontages of Spearman St will provide a visual buffer between properties on either side of the road. A large landscaped setback would also be required to any future development to further enhance the separation and buffer thus reducing potential interface impact. Some overshadowing may occur during winter afternoons .</p>								

16

MONA

Synagogue

KILLEATON

ST

RD

CR

RRABUNG


DA

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91 93 95 97 99 101 103 105 107 109 111 113 115 117 119 121 123 125 127 129 131 133 135 137 139 141 143 145 147 149 151 153 155 157 159 161 163 165 167 169 171 173 175 177 179 181 183 185 187 189 191 193 195 197 199 201 203 205 207 209 211 213 215 217 219 221 223 225 227 229 231 233 235 237 239 241 243 245 247 249 251 253 255 257 259 261 263 265 267 269 271 273 275 277 279 281 283 285 287 289 291 293 295 297 299 301 303 305 307 309 311 313 315 317 319 321 323 325 327 329 331 333 335 337 339 341 343 345 347 349 351 353 355 357 359 361 363 365 367 369 371 373 375 377 379 381 383 385 387 389 391 393 395 397 399 401 403 405 407 409 411 413 415 417 419 421 423 425 427 429 431 433 435 437 439 441 443 445 447 449 451 453 455 457 459 461 463 465 467 469 471 473 475 477 479 481 483 485 487 489 491 493 495 497 499 501 503 505 507 509 511 513 515 517 519 521 523 525 527 529 531 533 535 537 539 541 543 545 547 549 551 553 555 557 559 561 563 565 567 569 571 573 575 577 579 581 583 585 587 589 591 593 595 597 599 601 603 605 607 609 611 613 615 617 619 621 623 625 627 629 631 633 635 637 639 641 643 645 647 649 651 653 655 657 659 661 663 665 667 669 671 673 675 677 679 681 683 685 687 689 691 693 695 697 699 701 703 705 707 709 711 713 715 717 719 721 723 725 727 729 731 733 735 737 739 741 743 745 747 749 751 753 755 757 759 761 763 765 767 769 771 773 775 777 779 781 783 785 787 789 791 793 795 797 799 801 803 805 807 809 811 813 815 817 819 821 823 825 827 829 831 833 835 837 839 841 843 845 847 849 851 853 855 857 859 861 863 865 867 869 871 873 875 877 879 881 883 885 887 889 891 893 895 897 899 901 903 905 907 909 911 913 915 917 919 921 923 925 927 929 931 933 935 937 939 941 943 945 947 949 951 953 955 957 959 961 963 965 967 969 971 973 975 977 979 981 983 985 987 989 991 993 995 997 999 1001 1003 1005 1007 1009 1011 1013 1015 1017 1019 1021 1023 1025 1027 1029 1031 1033 1035 1037 1039 1041 1043 1045 1047 1049 1051 1053 1055 1057 1059 1061 1063 1065 1067 1069 1071 1073 1075 1077 1079 1081 1083 1085 1087 1089 1091 1093 1095 1097 1099 1101 1103 1105 1107 1109 1111 1113 1115 1117 1119 1121 1123 1125 1127 1129 1131 1133 1135 1137 1139 1141 1143 1145 1147 1149 1151 1153 1155 1157 1159 1161 1163 1165 1167 1169 1171 1173 1175 1177 1179 1181 1183 1185 1187 1189 1191 1193 1195 1197 1199 1201 1203 1205 1207 1209 1211 1213 1215 1217 1219 1221 1223 1225 1227 1229 1231 1233 1235 1237 1239 1241 1243 1245 1247 1249 1251 1253 1255 1257 1259 1261 1263 1265 1267 1269 1271 1273 1275 1277 1279 1281 1283 1285 1287 1289 1291 1293 1295 1297 1299 1301 1303 1305 1307 1309 1311 1313 1315 1317 1319 1321 1323 1325 1327 1329 1331 1333 1335 1337 1339 1341 1343 1345 1347 1349 1351 1353 1355 1357 1359 1361 1363 1365 1367 1369 1371 1373 1375 1377 1379 1381 1383 1385 1387 1389 1391 1393 1395 1397 1399 1401 1403 1405 1407 1409 1411 1413 1415 1417 1419 1421 1423 1425 1427 1429 1431 1433 1435 1437 1439 1441 1443 1445 1447 1449 1451 1453 1455 1457 1459 1461 1463 1465 1467 1469 1471 1473 1475 1477 1479 1481 1483 1485 1487 1489 1491 1493 1495 1497 1499 1501 1503 1505 1507 1509 1511 1513 1515 1517 1519 1521 1523 1525 1527 1529 1531 1533 1535 1537 1539 1541 1543 1545 1547 1549 1551 1553 1555 1557 1559 1561 1563 1565 1567 1569 1571 1573 1575 1577 1579 1581 1583 1585 1587 1589 1591 1593 1595 1597 1599 1601 1603 1605 1607 1609 1611 1613 1615 1617 1619 1621 1623 1625 1627 1629 1631 1633 1635 1637 1639 1641 1643 1645 1647 1649 1651 1653 1655 1657 1659 1661 1663 1665 1667 1669 1671 1673 1675 1677 1679 1681 1683 1685 1687 1689 1691 1693 1695 1697 1699 1701 1703 1705 1707 1709 1711 1713 1715 1717 1719 1721 1723 1725 1727 1729 1731 1733 1735 1737 1739 1741 1743 1745 1747 1749 1751 1753 1755 1757 1759 1761 1763 1765 1767 1769 1771 1773 1775 1777 1779 1781 1783 1785 1787 1789 1791 1793 1795 1797 1799 1801 1803 1805 1807 1809 1811 1813 1815 1817 1819 1821 1823 1825 1827 1829 1831 18

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- 16
- Synagogue
- MONA
- KILLEATON
- ST
- RD
- CR
- RRABUNG
- S
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IMPACT ASSESSMENT TABLE: ST IVES PRECINCT 16

Address	Current zone	Heritage Status <i>(KPSO Listed/No)</i>	Land size	Street frontage width	Boundary with high density zone	Location relative to high density site	High density site redeveloped/DA approved <i>(Yes/No/- development height)</i>	Likelihood of redevelopment of high density site <i>(Low/High)</i> - potential development height	Slope to the interface site <i>(gentle/moderate/steep)</i>	Screening vegetation along common boundary <i>(heavy/light/little to none)</i>	Building setback on interface site to common boundary <i>(>6m/<6m)</i>	Existing / potential overshadowing impact <i>(Low/Medium/High)</i>	Existing / potential overlooking impact <i>(Low/Medium/High)</i>	OVERALL IMPACT OF HIGH DENSITY SITE <i>(Not Significant/Significant)</i>
99, 101, 103, 105, 107, 109 Killeaton St	2(c)	No	n/a	n/a	opposite R4 (across road)	North	Yes (5 storeys)	n/a	Gentle	n/a	n/a	Low	Low	Not Significant
						<p>These properties are located on the northern side of Killeaton Street, opposite the high density residential zone. The 25m wide road reservation of Killeaton Street provides a significant separation between the proposed high density development and the existing dwellings. Existing substantial large tree planting at the front of the high density site will contribute to the effective screening to any new development. Future additional landscaping in the front setback of any new development, incorporating mature tree planting, would contribute to increased visual separation and buffer. As the development site is to the south, overshadowing will not result from future development.</p>								