

STATEMENT OF ENVIRONMENTAL EFFECTS

**New secondary dwelling,
studio and landscaping works**

25 Walter Road, Ingleside

RESPONSIBLE FOR THIS REPORT:

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1 Introduction

1.1 Overview

This report accompanies and supports a Development Application (DA) for demolition of the existing secondary dwelling, development of a new secondary dwelling/studio and landscaping works to the property at 25 Walter Road, Ingleside.

Blue Sky Building Designs have responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site and the development character of the location.

The result is a proposed development, that is well setback from the site edges to achieve privacy and maximise light and ventilation to the adjoining properties and that is responsive to micro-climatic conditions. The proposal has been designed to have minimum impact on the surrounding amenity. The design is compliant with the key built form controls being height, setbacks, boundary envelope, landscaping and site coverage. The proposal will be complementary and compatible with the site's land use and built form context.

1.2 Statement of Environmental Effects

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979
- Local Environmental Plan
- Relevant State Environmental Planning Policies
- Development Control Plan

The proposal is permissible and generally in conformity with the relevant provisions of the above planning considerations.

Overall, it is assessed that the proposed development is satisfactory and the development application may be approved by Council.

2 Site Analysis

2.1 Site Description

The site is located 25 Walter Road, Ingleside. It is legally described as Lot 6 in Deposited Plan 1054614. The site has an area of approximately 18,500 m².

The property is a large, irregularly shaped allotment with natural unsurveyed areas to the rear (east).

2.2 Features of the site and its development

The key features of the site and its development include:

- The land is developed with a single storey residence on land with a rural-residential character. The setting is characterised by substantially sized homes on large land parcels.
- The property has 2 road frontages, one to Minkara Road (rear) and the other to Wattle Road (front) from which vehicle access is obtained.
- The site and the adjoining properties generally have an west/ east orientation to Walter Road also.
- Natural areas to the rear of the land comprise stands of mature trees.
- There is a manmade 'pond' within the rear of the allotment to the north east of the existing dwelling developed under Development Application N0331/14.
- The existing development is serviced by an onsite waste water disposal system which is a contemporary system at the front of the dwelling (approved in DA N0509/09) and is to be retained by the proposed works.
- The front (western) section of property is moderately sloping towards the street. The natural areas to the rear (east) of the property are more undulating and unsurveyed.
- Figures below depict the character of the property and its existing development.

2.3 Zoning and key environmental considerations

The property is zoned RU2 Rural Landscape under the Pittwater Local Environmental Plan 2014 (LEP) as is most of the surrounding land.

The site is not affected by key environmental considerations like, for example, heritage, geotechnical risk, coastal planning considerations and flooding.

The site is affected by acid sulfate soils, biodiversity and bush fire. These matters are addressed in Section 4 of this report. There are no zoning or environmental characteristics that present impediments to the improvements proposed to the land.

2.4 Recent planning approval history

Recent planning and construction approval history is listed as follows:

Construction Certificate CC0296/14

Construction of an ornamental pond (Submitted: 19/11/2014)

Development Application N0331/14
Construction of an ornamental pond (Submitted: 19/09/2014)

Construction Certificate CC0502/10
a swimming pool (Submitted: 10/03/2010)

Construction Certificate CC0110/10
Construction of a single storey dwelling house, with separately accessible structure and on-site waste water treatment system (Submitted: 19/02/2010)

Development Application N0511/09
a swimming pool (Submitted: 17/11/2009)

Development Application N0509/09
Construction of a single storey dwelling house, with separately accessible structure and on-site waste water treatment system (Submitted: 16/11/2009)

Development Application N0314/08
erection of a new dwelling, pool and garage (Submitted: 07/07/2008)



Figure 1 – Location of the site within its wider context (courtesy Google Maps)



Figure 2 – Location of the existing secondary dwelling (courtesy Northern Beaches Council Website)



Figure 3 – existing site plan

3 Description of Proposed Development

The application seeks development consent for demolition of the existing secondary dwelling, development of a new secondary dwelling/studio and landscaping works to the property at 25 Walter Road, Ingleside.

The proposed alterations and additions are depicted in the accompanying architectural plans by Blue Sky Building Designs. A breakdown of the key aspects of the proposal are noted as follows:

Demolition and site works

- Demolition of the existing secondary dwelling located to the north side of the site
- Modification of ground levels east of the existing swimming pool

New secondary dwelling and studio

- Split level structure
- 80m² secondary dwelling
- 55m² studio

Landscaping and site works

- Retaining walls as marked
- Creation of levelled and turfed kids playing area to rear (east) of existing swimming pool and the rear of the proposed secondary dwelling
- Terraced, access stairs within retaining wall between site levels
- Garden areas



Figure 4 – perspective image of the proposed development



Figure 5 – perspective image of the proposed development

4 Environmental Assessment

The following section of the report assesses the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning considerations, relevant to the assessment of the application are:

- Pittwater Local Environmental Plan 2014
- State Environmental Planning Policies – as relevant
- Pittwater Development Control Plan 21

The application of the above plans and policies is discussed in the following section of this report.

The application has been assessed against the relevant heads of consideration under Section 4.15 of the Act; a summary of these matters is addressed within Section 5 of this report, and the town planning justifications are discussed below.

4.1 Pittwater Local Environmental Plan 2014

As previously noted, the site is zoned RU2 Rural Landscape pursuant to the provisions of the Pittwater Local Environmental Plan 2014 (LEP).

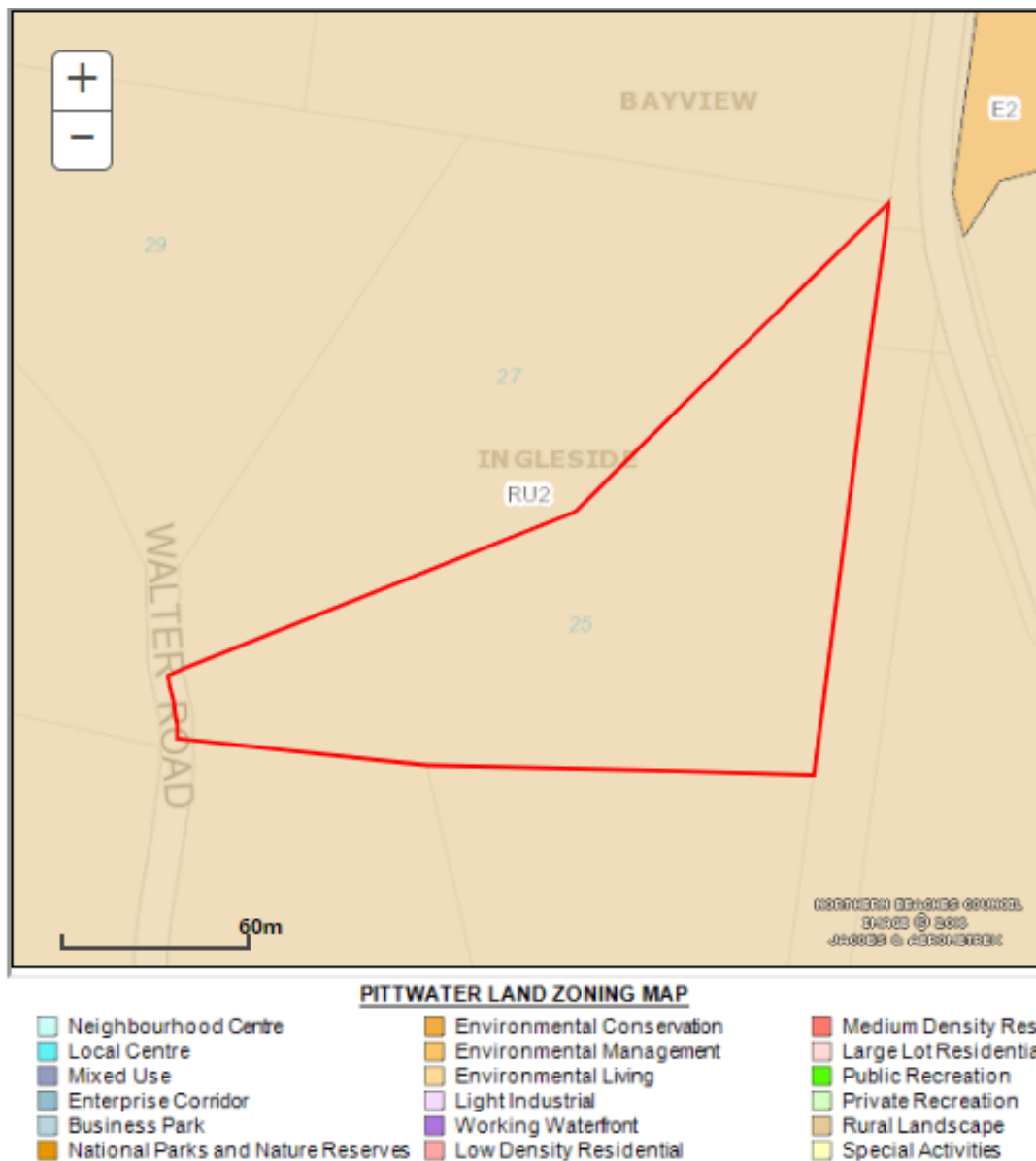


Figure 6 – zone excerpt (Northern Beaches Council)

The proposal constitutes alterations and additions to an existing property. The proposal is permitted within this zone with Development Consent. Clause 2.3(2) of the LEP requires the consent authority to ‘have regard to the objectives for development in a zone’ in relation to the proposal. The objectives of the zone are stated as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*

- To provide for a range of compatible land uses, including extensive agriculture.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

We have formed the considered opinion that the proposed development is consistent with the zone objectives as it retains a low impact residential use on the site which does not give rise to any unacceptable ecological, scientific or aesthetic impacts.

Accordingly, the proposal has had sufficient regard to the zone objectives and there is no statutory impediment to the granting of consent.

4.2 Other relevant provisions of the LEP

Other provisions of the LEP that are relevant to the assessment of the proposal are noted and responded to as follows:

LEP Provision	Response	Complies
Part 4 of LEP – Principal Development Standards		
LEP Clause 4.1 Minimum subdivision lot size	18,000m ²	Yes
LEP Clause 4.3 – Height of Buildings – 8.5m	Complies - As depicted in the accompanying architectural plans	Yes
LEP Clause 4.4 – Floor space ratio		NA
LEP Clause 4.6 – Exceptions to development standards		NA
Part 5 of LEP – Miscellaneous Provisions		
LEP Clause 5.4 Controls relating to miscellaneous permissible uses		NA
Pursuant to clause 5.4(9) of PLEP 2014, if development for the purposes of a secondary dwelling is permitted under the Plan, the total floor area (GFA) of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater: (a) 60 square metres, (b) 25% of the total floor area of the principal dwelling.	As depicted within figure X below and the accompanying architectural plans, the principal dwelling has a GFA of 451.7m ² , the proposed secondary dwelling has a GFA of approximately 80m ² being 17.7% of the principal dwelling. The proposal therefore satisfies 5.4 (9) (a) of the LEP. The assessment provisions of this control are satisfied by the proposal.	Yes

LEP Provision	Response	Complies
LEP Clause 5.10 Heritage Conservation		NA
Part 6 of LEP – Additional Local Provisions		
LEP Clause 7.1 Acid sulfate soils	Excavation is proposed above AHD RL 5.00	Yes
LEP Clause 7.2 Earthworks	<p>Modest earthworks are proposed.</p> <p>The proposal is accompanied and supported by a geotechnical engineering assessment. Through appropriate architectural design and engineering the proposal is satisfactory and able to address the provisions of the clause.</p> <p>The proposal will not have any inappropriate impacts on with environmental conditions of the land and clause 7.2 is satisfied.</p>	Yes
LEP Clause 7.3 Flood planning	NA	NA
LEP Clause 7.4 development on sloping land	The land is designated as H1 zone. A preliminary geotechnical assessment accompanies and supports the application	Yes
LEP Clause 7.5 Coastal risk planning	NA	NA
LEP Clause 7.6 Biodiversity	<p>Pursuant to Clause 7.6, the rear, eastern section of the site is identified on the biodiversity map.</p> <p>The property contains a cleared and modified landscape. The property is developed and established for residential use. It contains some native canopy trees and other introduced species.</p> <p>In relation to the proposed secondary dwelling and studio, it is located on a section of the site that is clear of understorey vegetation and trees.</p> <p>In considering clause 7.6, in our assessment it is unlikely that the proposal would have a significant or unacceptable adverse impact upon any terrestrial biodiversity. In our opinion, the assessment provisions of this control are satisfied by the proposal.</p>	Yes

LEP Provision	Response	Complies
	The provisions of clause 7.6 are assessed as being satisfied by the proposal.	

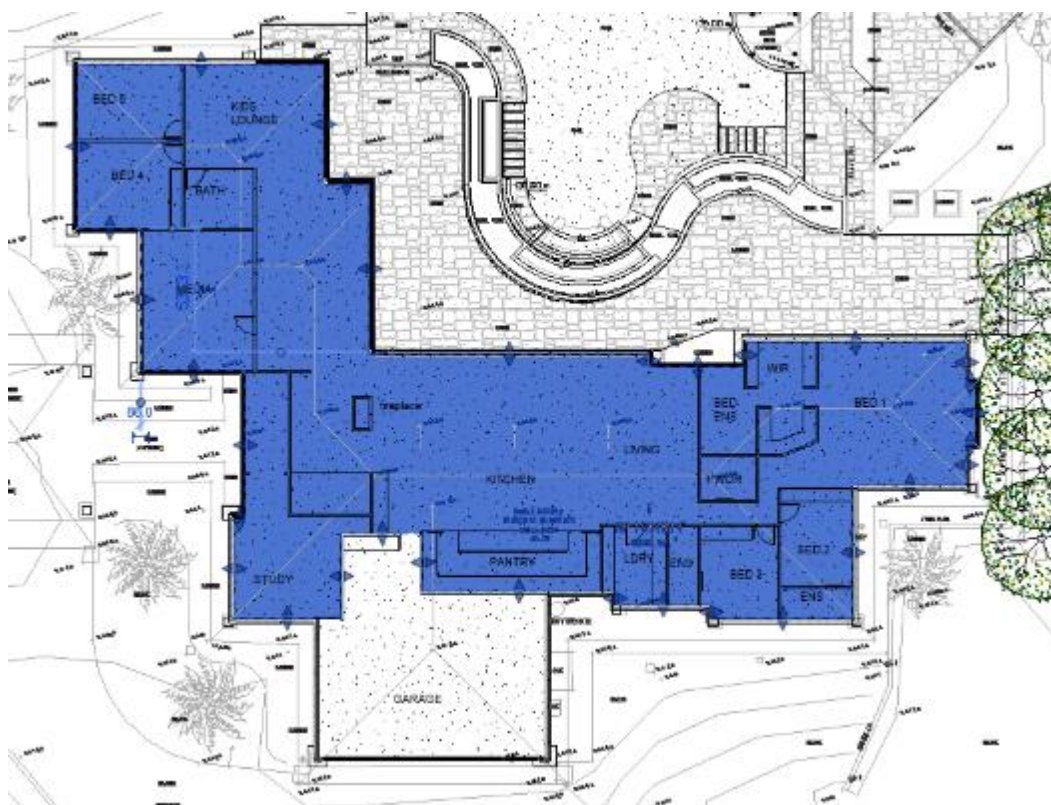


Figure 7 – floor plan and gross floor area calculation of the existing principal dwelling (451.7m²)

4.3 State Environmental Planning Policy - BASIX

The proposed for new secondary dwelling and studio is BASIX affected development as prescribed.

Therefore, a BASIX assessment report accompanies the application and satisfies the SEPP in terms of the DA assessment.

4.4 State Environmental Planning Policy No 55 – Remediation of Land



State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide

planning approach to the remediation of contaminated land. Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the likelihood of encountering contaminated soils on the subject site is extremely low given the following:

- Council's records indicate that site has only been used for residential uses.
- The subject site and surrounding land are not currently zoned to allow for any uses or activities listed in Table 1 of the contaminated land planning guidelines of SEPP 55.
- The subject site does not constitute land declared to be an investigation area by a declaration of force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

4.5 Bushfire prone land

The site is within a bushfire prone area and subject to the provisions of the Rural Fires Act 1997. As a result, the proposal is accompanied and supported by a bushfire protection assessment report by Bushfire Consultancy Australia.

Subject to compliance with the report's recommendations, the proposal satisfies planning for bushfire protection requirements.

5 Development Control Plan

The Pittwater Development Control Plan 21 is applicable to the proposal. Relevant provisions of the Pittwater DCP are addressed below.

5.1.1 Overview

The proposal is:

- located within a landscaped setting and will be appropriately treated to blend with the character of the property and the locality.
- designed to integrate appropriately into the topography of the site and be surrounded by vegetation and tree canopy that forms a visual background and setting to the property.
- compatible with the architectural form and style of the contemporary dwellings within the local context and will complement this character when viewed from the street and adjoining properties;

5.1.2 Ingleside Locality

The property is within the Ingleside Locality. This report demonstrates that the proposed Alterations and Additions have been designed to meet the desired future character of the Ingleside Locality through its design, siting and height and its ability to sit compatibility within a landscaped setting.

A table demonstrating compliance with the relevant provisions of the DCP is detailed as follows. Where a numerical non-compliance is identified, this is addressed separately below the table.

EXISTING SITE COVERAGE:		PROPOSED SITE COVERAGE:	
HOUSE	560 m ²	HOUSE	560 m ²
GARAGE	200 m ²	GARAGE	200 m ²
CABANA	60 m ²	CABANA	60 m ²
POOL	200 m ²	POOL	200 m ²
SEC. DWELLING	70 m ²	GYM+STUDIO	150 m ²
TOTAL:	1090 m²	TOTAL:	1170 m²

5.2 Main development controls

Control	Requirement	Proposed	Complies?
Part D: Locality Specific Development Controls			
Front building line	20m	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> NA
Side and rear building line	Side: 7.5m Rear: 7.5 m	<ul style="list-style-type: none"> Sides: greater than 15m Rear: greater than 30m 	<ul style="list-style-type: none"> Yes Yes
Building Envelope	3.5m at 45 degrees measured at the side boundary	<ul style="list-style-type: none"> A part single part 2-storey structure is proposed, 	<ul style="list-style-type: none"> Yes

<p>Landsaped Area - General</p> <p>See variations to the control below the table</p>	<p>96% of the total site area minus 400 square metres.</p> <ul style="list-style-type: none"> 17,360 m² Landsaped Area required <p><i>Sheds used for the purpose of agriculture or for the purpose of a rural industry, with a maximum of 200 square metres, are permitted in addition to nonlandsaped areas permitted in the above table.</i></p> <p><i>Where a site also contains a dwelling (this includes any ancillary or attached structures), the landscape controls for non-residential development can be applied separately, i.e. the minimum landsaped area (as per table above) can be reduced by the size of the dwelling.</i></p> <p><i>The use of porous materials and finishes is encouraged where appropriate.</i></p> <p><i>Any alterations or additions to an existing dwelling must comply with the minimum landsaped area set out in this control.</i></p>	<ul style="list-style-type: none"> The proposed demolition of the existing secondary dwelling and construction of a new secondary dwelling/-studio with a slightly larger development footprint results in a modest decrease in landsaped area of approximately 80m². <p>The existing Landsaped Area is calculated on the architectural plans to be 15,686 m² / 85.4%.</p> <p>The proposed Landsaped Area is calculated on the architectural plans to be 15,656 m² / 85.2% representing a minor reduction in the existing area.</p> <p>Notwithstanding, the proposal will maintain a landsaped area that meets the outcomes of the control noting:</p> <p>Given the modest scale and footprint of the proposed secondary dwelling it will not adversely impact upon desired future character of the Locality.</p> <p>Given the modest scale and location of the proposed secondary dwelling at the rear of the existing dwelling it will not adversely impact upon the existing streetscape or visual quality of the location.</p> <p>Given the modest scale and location of the proposed secondary dwelling on a part of the site that is cleared of vegetation it will not adversely impact upon the natural ecological qualities of the location or Pittwater's biodiversity.</p> <p>Given the modest footprint of the proposed secondary dwelling it will not adversely impact upon the capacity of</p>	<p>Yes</p>
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		<p>the site to appropriately manage stormwater.</p> <p>There are no unreasonable resulting amenity impacts from the proposal, it is appropriate in the circumstances to allow provision of design flexibility for the proposed alteration</p> <p>The footprint of the development is modest in comparison to the 18,500m² site area;</p> <p>The proposed structure does not result in the removal of, or adverse impact upon natural vegetation, nor inhibit the potential for additional landscaping;</p> <p>Based on the above, it is concluded that the proposed variation is modest and contextually reasonable, satisfying the objectives of the planning control.</p>	
Views C1.3	<ul style="list-style-type: none"> ▪ New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. 	<p>Given the topography and the siting of existing development, the proposal is not anticipated to significantly or unreasonably impede any established views from surrounding residential properties or public vantage points.</p> <p>Noting these characteristics, the proposal will achieve an appropriate view sharing outcome between the properties. The provisions of this control are satisfied by the proposal.</p>	<ul style="list-style-type: none"> ▪ Yes
Solar Access C1.4	<ul style="list-style-type: none"> ▪ Min 3 hours to each proposed dwelling within the site. 	<p>The proposal is significantly setback from property boundaries. This assists in reducing its shading impact.</p>	<ul style="list-style-type: none"> ▪ Yes

	<ul style="list-style-type: none"> Min 3 hours to neighbouring dwellings PoS areas. In accordance with Clause C1.4 the main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Windows to the principal living areas of the proposal and the adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st to at least 50% of the glazed area. 	It is concluded that the proposal will not significantly or unreasonably reduce the available sunlight to the adjoining properties and the provisions of the control have been satisfied.	
Privacy C1.5	<ul style="list-style-type: none"> Privacy DCP's objectives. 	<p>Privacy has been considered in the proposed design and satisfies the DCP's privacy objectives.</p> <p>It is concluded that the proposal will not significantly or unreasonably affect the visual privacy of the neighbouring properties.</p>	<ul style="list-style-type: none"> Yes
Private Open Space (PoS) C1.7	<ul style="list-style-type: none"> 80 m² at ground floor 16 m² (out of the 80m²) must be provided off a principal living area of the dwelling. 4m x 4m min dimension and grade no steeper than 1 in 20 (5%) 	<ul style="list-style-type: none"> Extensive areas exist to the rear of the property. 	<ul style="list-style-type: none"> Yes
Secondary Dwellings and Rural Worker's Dwellings C1.11	<p>The development of a secondary dwelling or rural worker's dwelling will result in not more than two (2) dwellings being erected on an allotment of land.</p> <p>A secondary dwelling or rural worker's dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.</p> <p>A landscaping strip of 1.5m minimum width shall be provided along the side</p>	<p>The proposed combined secondary dwelling/studio will result in not more than two (2) dwellings being erected on an allotment of land.</p> <p>The proposed secondary dwelling contains two (2) bedrooms.</p> <p>An extensive landscaped setting is maintained to the proposed structure.</p>	<ul style="list-style-type: none"> Yes Yes Yes

	<p>boundary where any driveway is located adjacent to an existing dwelling.</p> <p>Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.</p> <p>Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.</p> <p>A secondary dwelling above a detached garage is not supported.</p>	<p>The proposed structure is part 1 part 2 storey's in height.</p> <p>Notwithstanding, the proposed structure is assessed as satisfying the Outcomes of the control noting that:</p> <p>The proposed structure will not result in a significant visual bulk and scale of development.</p> <p>Noting there are no unreasonable resulting amenity impacts from the proposal, it is appropriate in the circumstances to allow provision of design flexibility for second storey development.</p> <p>The footprint of development is modest in comparison to the 18,500m² site area;</p> <p>The proposed structure does not result in the removal or adverse impact on natural vegetation nor inhibit the potential for additional landscaping;</p> <p>The proposed development offers the potential for provision of rental accommodation.</p> <p>Based on the above, it is concluded that the proposed variation is modest and contextually reasonable, satisfying the objectives of the planning control.</p>	<ul style="list-style-type: none"> Yes, satisfies Outcomes
Separately Accessible Structures C1.14	<i>A separately accessible structure may be permitted for use as a studio, home office,</i>	The proposed secondary dwelling/studio is identified as a Separately Accessible Structure	<ul style="list-style-type: none"> Yes

	<p><i>workshop area, rumpus room and the like, provided that:</i></p> <p><i>it is ancillary to a dwelling;</i></p> <p><i>it is not designed for separate habitation and does not contain any cooking facilities.</i></p> <p><i>Variations</i></p> <p><i>Where the purpose of the structure or its distance from the nearest bathroom facility dictates, bathroom/toilet facilities may be allowed.</i></p>	<p>The proposal satisfies the provisions of clause C1.14 noting that it is intended for use as a home office, home gym/ rumpus room but equally has the ability to be used as a studio or workshop area. It is not designed for separate habitation as a domicile.</p> <p>In this instance the structure's distance from the nearest bathroom facility dictates that bathroom/toilet facilities may be allowed.</p>	<ul style="list-style-type: none"> ▪ Yes ▪ Yes
Part B: General Controls			
B5.10 Stormwater Discharge into Public Drainage System.	<ul style="list-style-type: none"> ▪ Connected by gravity means to street or established piped system. 	<ul style="list-style-type: none"> ▪ Connected by gravity means to the existing system. 	<ul style="list-style-type: none"> ▪ Yes
Car Parking (B6.5 DCP)	<ul style="list-style-type: none"> ▪ 2 spaces per 2 or more bedroom dwellings ▪ Minimum dimensions – see excerpt table below ▪ 1 space per secondary dwelling 	<ul style="list-style-type: none"> ▪ No change to existing on-site car parking spaces, more than 3 spaces. 	<ul style="list-style-type: none"> ▪ Yes
RESIDENTIAL DEVELOPMENT CONTROLS			
Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.	The proposed development will improve the property's built-form quality and landscape character, noting the context and character of the surrounding development. The proposal will present appropriately to surrounding land.	Yes
Scenic Protection – General	<p>Achieve the desired future character of the Locality.</p> <p>Bushland landscape is the predominant feature of Pittwater with the built form</p>	The proposed development will be within a landscaped setting and will present appropriately to the surrounding land.	Yes

	being the secondary component of the visual catchment.	The proposal is of a character and scale that will be compatible with other dwellings within the site's context.	
Building Colours and Materials	<p>The development enhances the visual quality and identity of the streetscape.</p> <p>To provide attractive building facades which establish identity and contribute to the streetscape.</p> <p>To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.</p> <p>The colours and materials of the development harmonise with the natural environment.</p> <p>The visual prominence of the development is minimised.</p> <p>Damage to existing native vegetation and habitat is minimised.</p>	<p>The proposed alterations and additions will present appropriately to the public spaces around the property.</p> <p>The proposed materials and finished will employ tones compatible with the location and context.</p>	Yes

5.3 Onsite waste water disposal

As previously noted, the existing development is serviced by an onsite waste water disposal system which is a contemporary system at the front of the dwelling (approved in DA N0509/09, as shown within figure X below, and is to be retained by the proposed works.

The existing secondary dwelling contains a single bathroom and kitchen and the proposed secondary dwelling/studio contains a single bathroom and kitchen. Therefore, the proposed changes will not result in any increased demand for waste water capacity and the existing system is adequate to service the proposed changes.



6 Section 4.15 the Environmental Planning and Assessment Act 1979

The proposal has been assessed having regard to the matters for consideration pursuant to S.4.15 of the Act and to that extent Council can be satisfied of the following:

- There will be no significant or unreasonable adverse built environment impacts arising from the proposed physical works on the site.
- The site is appropriate for accommodating the proposed development. The proposal has sufficiently addressed environmental considerations. There will be no significant or unreasonable adverse environmental impacts arising from the proposal.
- The proposal will result in positive social and economic impacts, noting:
 - Employment during the construction phase of the works;
 - Economic benefits, arising from the investment in improvements to the land;
 - Social (and environmental) benefits arising from the renewal of the existing housing stock.
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP and the relevant provisions of the Council's DCP.
- It is compatible with the current and likely future character of development within the local context.
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.
- Given the site's location and established function, the site is assessed as being entirely suitable for the proposed development.
- The public interest is best served through the approval of the application.

7 Conclusion

The application seeks development consent for for demolition of the existing secondary dwelling, development of a new secondary dwelling/studio and landscaping works to the property at 25 Walter Road, Ingleside.

Blue Sky Building Designs have responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site and the development character of the location. The proposal involves a contemporary, terraced building design that is responsive to the sloping topography of the site.

The result is a proposed development, that is well setback from the site edges to maximise light and ventilation and to achieve privacy, view sharing to the home and the adjoining properties and that is responsive to micro-climatic conditions. The proposal has been designed to have minimum impact on the surrounding amenity. The design is compliant with the key built form controls being height, setbacks, car parking, and landscape quality. The proposal will be complementary and compatible with the site's land use and built form context without adverse streetscape or amenity impacts.

The property can accommodate the proposal without any significant changes or impacts on the existing development character or neighbouring amenity in terms of sunlight, privacy or views. This report demonstrates that the proposal is appropriately located and configured property to complement the property's established neighbourhood character.

The proposal succeeds when assessed against the Heads of Consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 and should be granted development consent.

BBF Town Planners



Michael Haynes
Director

Appendix 1 DA Appendices – under separate cover