

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

39 Ballyshannon Road, Killarney Heights

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October 2019

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1 Introduction

1.1 Proposal Overview

This report accompanies and supports a Development Application (DA) for alterations and additions including the addition of a rear deck and swimming pool at 39 Ballyshannon Road, Killarney Heights.

HAO Design Pty Ltd has responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site.

The proposal involves modest alterations and additions to the rear of the existing property. The proposed alterations and additions will not alter or negatively impact upon the existing pattern of buildings or landscape elements within the local context. The landscape and bushland character at the rear of the site will be maintained.

The property is free of any significant or limiting environmental constraints and can accommodate the proposal without any significant negative impacts on the existing development character or neighbouring amenity in terms of sunlight, privacy or views.

The proposal represents appropriate improvements to the land that will have a negligible impact on the property's presentation and be compatible with the surrounding amenity.

1.2 Statement of Environmental Effects

This report is a Statement of Environmental Effects (SEE), 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 39 Ballyshannon Road, Killarney Heights It is legally described as Lot 9, Section 81 in Deposited Plan 758566. The site has an approximate area of 706.60m². The site is irregular in shape with angular aligned boundaries.

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 2-storey brick residence with a tiled roof. The property is set within a developed, predominantly, low density residential location.
- The site and the adjoining properties have a south west / north east orientation to Ballyshannon Road.
- Vehicle access is from Ballyshannon Road with informal car parking available within the front of the site.
- The property adjoins Davidson Park which is zoned E1 National Parks and Nature Reserves and forms part of Garigal National Park.
- Given the hillside topography, there is an irregular subdivision pattern in this location.
- The property slopes away from the street with a level difference of approximately 9m (approximately RL 100 at the street level to RL 91 at the rear).

The figures on the following pages depict the character of the property and its existing development.

2.3 Zoning and key environmental considerations

The property is zoned R2 Low Density under the Warringah Local Environmental Plan 2011 (LEP) as is most of the surrounding land.

The site is not affected by key environmental considerations like, for example heritage, bush fire, biodiversity, flood, waterways, and threatened species and acid sulfate soils and riparian land. The site is affected by geotechnical risk (area B). These matters are addressed within Section 5 of this report.

There are no zoning or environmental characteristics that present impediments to the improvements proposed to the land.

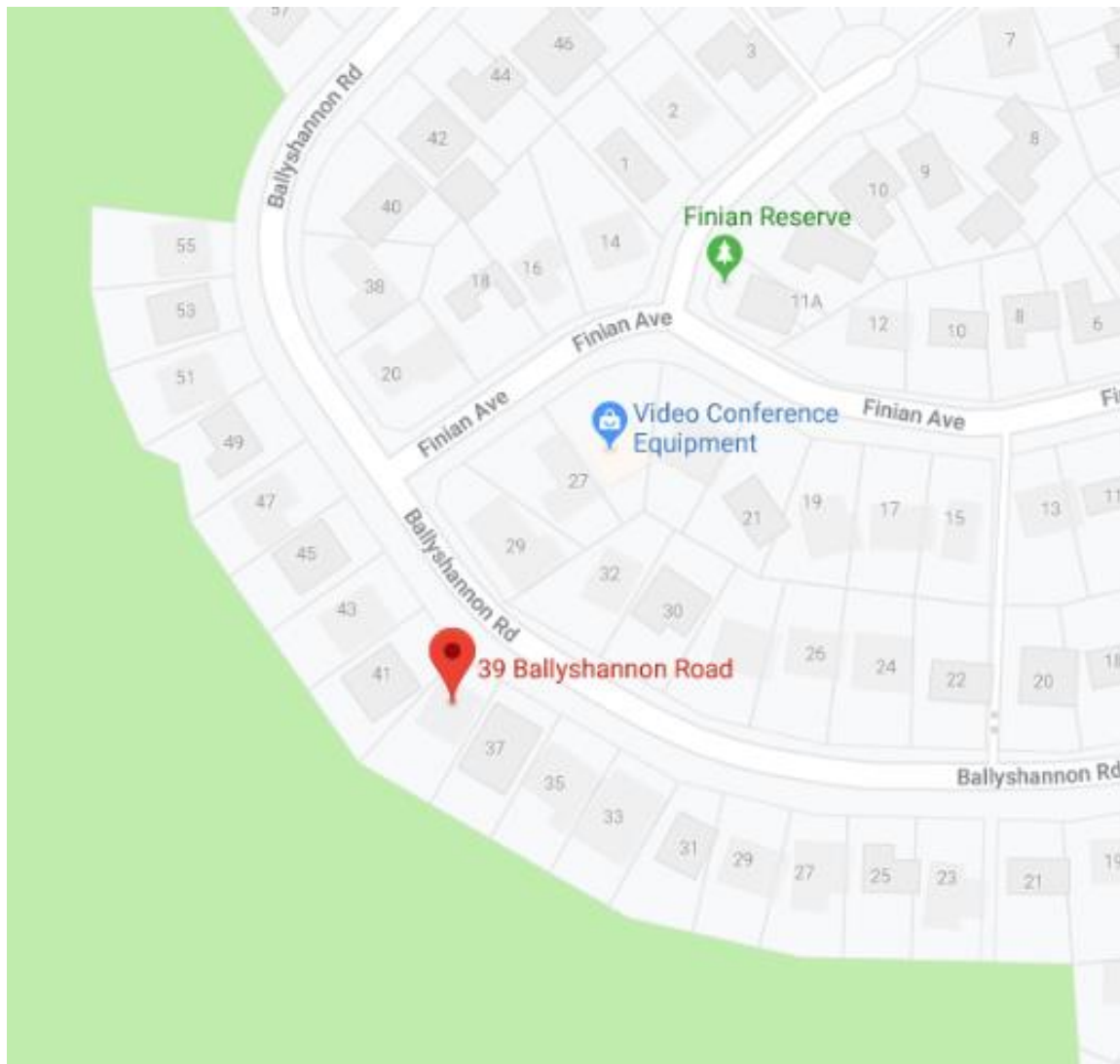


Figure 1 – Location of the site within its wider context (courtesy Google Maps)



Figure 2 – Alignment, orientation and spatial layout of the subject site and adjoining dwellings (courtesy Northern Beaches Council)



Figure 3 – the dwellings existing character as viewed from the rear



Figure 4 – Interface to the east with neighbouring dwelling



Figure 5 - existing site character and swimming pool at rear of western adjacent property

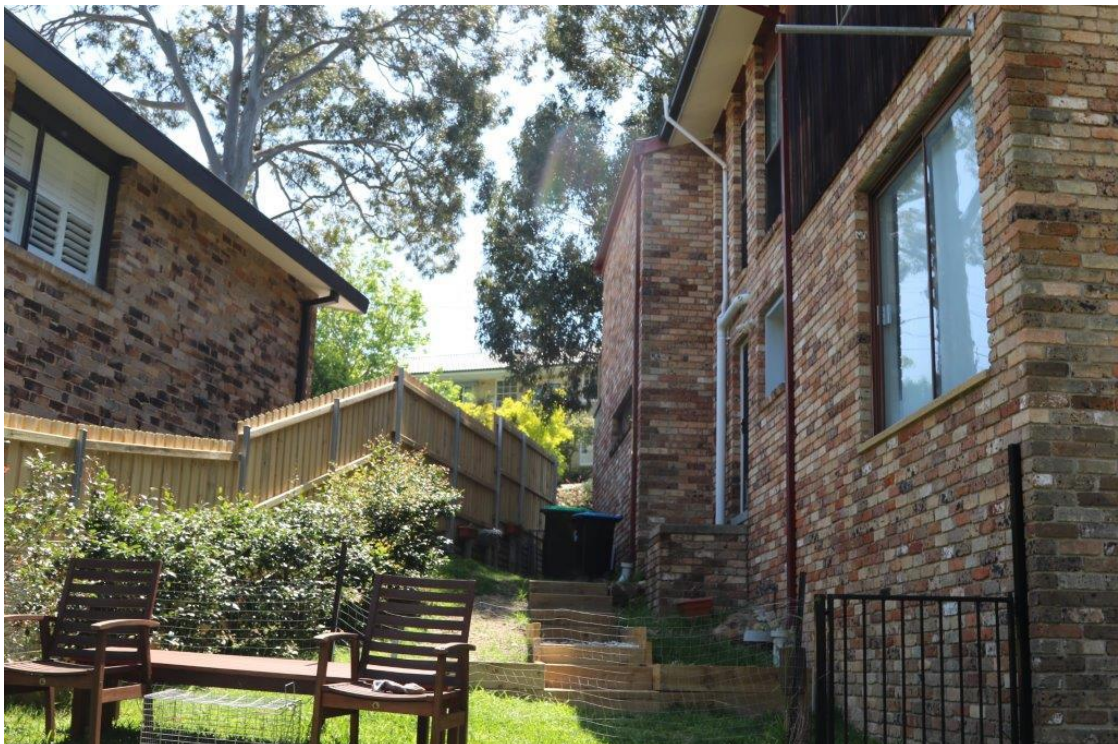


Figure 6 – existing site character on western side of dwelling comprises large side setback



Figure 7 – Interface to the west with neighbouring dwelling

3 Description of Proposed Development

The application seeks development consent for alterations and additions to the existing dwelling at 39 Ballyshannon Road, Killarney Heights.

The proposal is depicted in the accompanying architectural plans by HAO Design Pty Ltd.

The proposal involves alterations and additions to the existing dwelling / property including the addition of:

- a first floor level balcony at the rear of the dwelling;
- a small lower level "Juliet-style balcony
- a swimming pool within the rear yard of the property.



EXISTING PERSPECTIVE VIEW #3



PROPOSED PERSPECTIVE VIEW #3

Figure 8 – rear perspectives, existing and proposed

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:

- Warringah Local Environmental Plan 2011
- State Environmental Planning Policies – as relevant
- Warringah Development Control Plan

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.

5 Environmental planning Instruments

5.1 Warringah Local Environmental Plan 2011 – Zoning

As previously noted, the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (LEP).

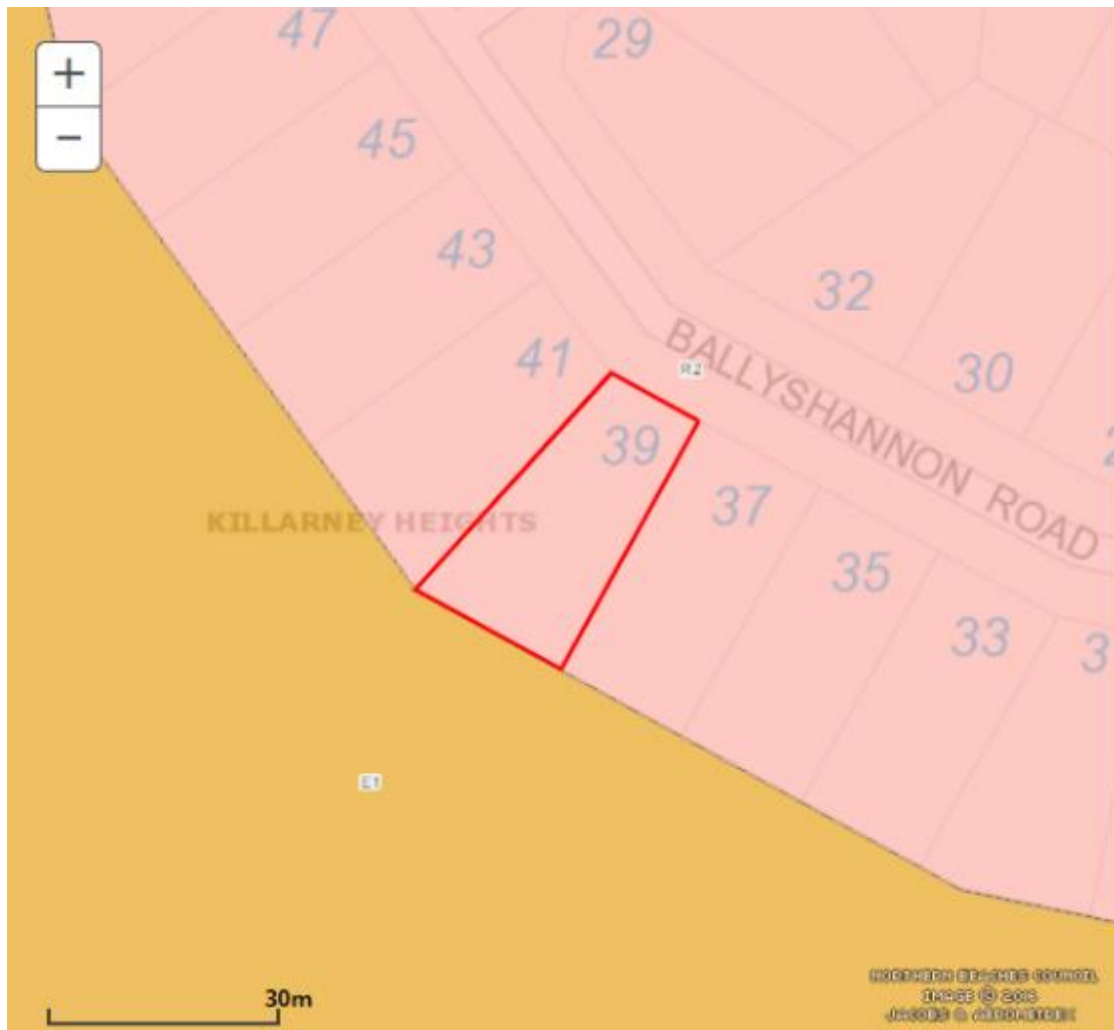


Figure 9 – zone excerpt (Northern Beaches Council)

The proposal constitutes development that is ancillary to the existing principal dwelling. The proposal is permitted within the 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 provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah

We have formed the considered opinion that the proposed development is consistent with the zone objectives as it will provide for the housing needs of the community within a low density residential environment compatible with the surrounding development.

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

5.2 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		NA
LEP Clause 4.3 – Height of Buildings	The proposal is under 8.5m in maximum building height as scaled from the architectural plans and complies with this standard.	Yes
LEP Clause 4.4 – Floor space ratio	NA	NA
LEP Clause 4.6 – Exceptions to development standards	NA	NA
Part 5 of LEP – Miscellaneous Provisions		
LEP Clause 5.4 Controls relating to miscellaneous permissible uses	NA	NA
LEP Clause 5.10 Heritage Conservation	NA	NA
Part 6 of LEP – Additional Local Provisions		
LEP Clause 6.1 Acid sulfate soils	Minor excavation for footings is proposed below the existing site levels well above RL 5.00. The proposal is assessed as satisfying this LEP provision.	Yes
LEP Clause 6.2 Earthworks	Minor excavation for footings is proposed below the existing site levels. The proposal is assessed as satisfying this LEP provision.	Yes
LEP Clause 6.3 Flood planning	NA	NA
LEP Clause 6.4 Development on sloping land	The site is local within Land Slip	Yes

LEP Provision	Response	Complies
	Risk Map-Area B. A geotechnical report completes the application. The proposal is assessed as satisfying this LEP provision.	

5.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Sydney Harbour Catchment 2005) is a deemed State Environmental Planning Policy (SEPP) and is applicable to the property.

As land-based development that is entirely above the Mean High Water Mark and within the boundaries of the subject site, Northern Beaches Council is the sole consent authority for the proposed works.

The following relevant aspects of the SEPP are identified and responded to:

Clause 21 - Biodiversity, ecology and environment protection

- The proposed development will not significantly impact on biodiversity or on the ecology of the area. No significant trees are proposed to be removed to accommodate the proposal.

Clause 22 - Public access to, and use of, foreshores and waterways

- The proposed development will not impact on public access and use of the foreshore. There is no extension of the rear yard area seaward or reclamation of foreshore land.

Clause 25 - Foreshore and waterways scenic quality

- The proposal is commensurate with the nature and scale of development on nearby foreshore land and on the adjacent properties.
- The proposal will provide an appropriate presentation when viewed from the waterway.

Clause 26 - Maintenance, protection and enhancement of views

- The proposal is commensurate with the nature and scale of development on the adjacent properties.
- The proposal will provide an appropriate level of view sharing and this matter is further addressed within section 6 of this report.

In conclusion, the relevant provisions of the SEPP have been appropriately addressed and satisfied by the proposal.



Figure 9 – location of the site in relation to the ‘Sydney Harbour Catchment’ as defined

5.4 State Environmental Planning Policy (Coastal Management) 2018

The Coastal Management Act 2016 establishes a strategic planning framework and objectives for land use planning in relation to designated coastal areas within NSW. The Act is supported by the State Environmental Planning Policy (Coastal Management) 2018 which came into effect on 3 April 2018. It is applicable because the site is within the designated:

- Coastal environment area – Division 3 - Clause 13
- Coastal use area – Division 4 - Clause 14

As relevant to these affectations, the aims of the SEPP within clauses 13 and 14 addressed below. In summary, the proposal is assessed as being consistent with the aims and objectives of the SEPP.

Clause 13 - Development on land within the coastal environment area

The provisions of clause 13 *Development on land within the coastal environment area* are addressed as follows:

13 Development on land within the coastal environment area	Response
(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:	
<i>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</i>	<ul style="list-style-type: none"> ▪ The land and its development for residential purposes is established on the site. The extent of proposed works is supported by the appropriate range of technical studies. ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(b) coastal environmental values and natural coastal processes,</i>	<ul style="list-style-type: none"> ▪ The land and its development for residential purposes is established on the site. The extent of proposed works is supported by the appropriate range of technical studies. ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</i>	<ul style="list-style-type: none"> ▪ The subject site is established for residential purposes. Development is established on the site. ▪ Provision of appropriate stormwater management has been made for the site. ▪ The proposal does not relate to <i>sensitive coastal lakes identified in Schedule 1</i> ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i>	<ul style="list-style-type: none"> ▪ The subject site is established for residential purposes. ▪ Development is established on the site. ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	<ul style="list-style-type: none"> ▪ The proposal will not adversely impact upon existing access provisions. ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(f) Aboriginal cultural heritage, practices and places,</i>	<ul style="list-style-type: none"> ▪ The proposal is not known to be located in a place of Aboriginal cultural heritage significance. ▪ The proposal is assessed as satisfactory in relation to this consideration.
<i>(g) the use of the surf zone</i>	<ul style="list-style-type: none"> ▪ Not relevant to the assessment of the proposal. ▪ The proposal is assessed as satisfactory in relation to this consideration.

13 Development on land within the coastal environment area	Response
(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:	
<i>(a) to the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or</i>	<ul style="list-style-type: none"> Responses have been made above in relation to the considerations within subclause (1). The proposal is assessed as satisfactory in relation to these considerations.
<i>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i>	<ul style="list-style-type: none"> The proposal is assessed as satisfactory in relation to this consideration.
<i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i>	<ul style="list-style-type: none"> Aside from compliance with relevant codes, standard conditions of consent, and Australian Standards there are no other mitigation measures foreseen to be needed to address coastal impacts. The proposal is assessed as satisfactory in relation to this consideration.
(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of <u>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</u>.	<ul style="list-style-type: none"> Noted; not applicable.

Clause 14 Development on land within the coastal use area

The provisions of clause 14 *Development on land within the coastal environment area* are addressed as follows:

14 Development on land within the coastal use area	Response
(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:	
<i>(a) has considered whether the proposed development is likely to cause an adverse impact on the following:</i>	
<i>(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	<ul style="list-style-type: none"> The proposal will not adversely impact upon existing access provisions. The proposal is assessed as satisfactory in relation to this consideration.
<i>(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,</i>	<ul style="list-style-type: none"> The proposal will not result in any significant or excessive overshadowing of the coastal foreshore. Nor will result in significant loss of views from a public place to the coastal foreshore.

14 Development on land within the coastal use area	Response
	<ul style="list-style-type: none"> Given the nature of development contained within the site and the local context, particularly the nature, scale, and siting of development within properties surrounding the proposal is assessed as satisfactory in relation to this consideration.
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	<ul style="list-style-type: none"> The proposal will not result in any significant additional visual impact on the coastal foreshore. Nor will result in significant loss of views from a public place to the coastal foreshore. The proposal is assessed as satisfactory in relation to this consideration.
(iv) Aboriginal cultural heritage, practices and places, cultural and built environment heritage, and is satisfied that:	<ul style="list-style-type: none"> The proposal will not impact this matter for consideration. The proposal is assessed as satisfactory in relation to this consideration.
(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or	<ul style="list-style-type: none"> The proposal is not known to be located in a place of Aboriginal cultural heritage significance The proposal is assessed as satisfactory in relation to this consideration.
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	<ul style="list-style-type: none"> See above response.
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and	<ul style="list-style-type: none"> See above response.
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	<ul style="list-style-type: none"> The subject site is established for residential purposes. Development is established on the site. Relatively modest alterations and additions are the subject of this DA. The proposal will not result in any significant additional visual impact on the coastal foreshore. Nor will result in significant loss of views from a public place to the coastal foreshore. The proposal is assessed as satisfactory in relation to this consideration.
(2) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.	<ul style="list-style-type: none"> Noted; not applicable.

5.5 State Environmental Planning Policy - BASIX

The proposed alterations and additions is not BASIX affected development as prescribed and therefore a BASIX assessment report does not accompany the application.

5.6 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. The application is accompanied and supported by a Stage 1 Geotechnical investigation.

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.

5.7 Bushfire

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 Planning for Bushfire Protection.

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

6 Development Control Plan

6.1.1 Overview

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

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

The proposed alterations and additions:

- are compatible with the architectural form of the existing dwelling and will complement its appearance when viewed from the street and public spaces;
- will be located within a landscaped setting and will be appropriately treated in terms of its materials and finishes to blend with the character of the property and the locality.

6.1.2 Principal Built Form Controls

Clause	Requirement	Proposed	Complies?
B1 Wall Height	7.2m	Complies as shown on the architectural plans	Yes
B3 Side Boundary Envelope	4m at 45 degrees	The proposed structures are within the designated side boundary envelope	Yes
B5 Side Setback	900mm	East side: 5150mm to proposed swimming pool 2836mm to proposed rear, first floor balcony West side: approx. 10-12.4m to the proposed swimming pool approx. 6-7m to the proposed rear first floor balcony	Yes
B7 Front Setback	6m or average	No change	Yes

Clause	Requirement	Proposed	Complies?
B9 Rear Setback	<p>6m</p> <p>Exceptions:</p> <p>swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.</p>	<p>1,100mm to new swimming pool. Existing garage (proposed cabana) structure is existing.</p> <p><u>Exception provision applicable:</u></p> <p>The width of the site at the rear boundary is approx. 24.3m.</p> <p>The required area of the rear setback is approx. 144m² (6 x 24.3).</p> <p>The area of the proposed swimming pool structure is 54m² or 37.5% of the designated rear setback area. Therefore, the total area of structures proposed within the rear setback is less than 50%, in accordance with the control.</p> <p>Furthermore, the proposal satisfies the objectives of the rear setback control noting that:</p> <p>Sufficient area within the rear of the site is available for deep soil landscape areas.</p> <p>No excessive or inappropriate shading, privacy or visual impacts will result from the proposed swimming pool structure.</p> <p>There are adequate spaces for landscape planting within the rear of the property and a sense of openness at the rear of the dwelling will be maintained.</p> <p>Swimming pools are a common landscape element within the rear of properties (as evident on the western adjacent property), and in this sense, the</p>	Yes

Clause	Requirement	Proposed	Complies?
		<p>proposal will maintain the existing visual continuity and pattern of development and will present appropriately to the adjoining land.</p> <p>Based on the above the proposal is assessed as satisfying the objectives of the control.</p>	
D1 Landscaped Open Space	40%	Proposed: 375m ² and 53%	Yes

6.2 Broader DCP Compliance Assessment

Clause	Compliance with Requirement	Consistent with aims and objectives
Part B - Built Form Controls – addressed above		
Part C - Siting Factors		
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Drain to existing via gravity means - Yes	Yes
C5 Erosion and Sedimentation	Shown on architectural plans - Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Part D - Design		
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D6 Access to Sunlight In accordance with Clause D6 of the DCP, the	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>sunlight available to the main private open space of the adjoining properties will not be impacted significantly by the proposal.</p> <p>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.</p>		
<p>D7 Views</p> <p>New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>Consideration has been given to the potential view aspects from the adjacent properties. It is assessed that the proposal is unlikely to significantly or unreasonably impede any established views from surrounding residential properties or public vantage points.</p>	Yes	Yes
<p>D8 Privacy –</p> <p>Privacy has been considered in the proposed design and satisfies the DCP's objectives. The following aspects of the proposal are noted:</p> <p># Appropriate side building setbacks are established by the existing dwelling and maintained by the proposal</p> <p># No side boundary facing window openings are proposed.</p> <p># Privacy screens to the proposed rear balcony are proposed to the adjoining properties to facilitate visual screening.</p> <p>Considering these matters, it is concluded that the proposed additions will not significantly or unreasonably affect the visual privacy of the neighbouring properties.</p>	Yes	Yes
<p>D9 Building Bulk</p> <p>The proposed alterations and additions are appropriately designed and articulated. The proposal will present appropriately to the adjoining land and will renew and improve the site's existing built form quality.</p>	Yes	Yes
<p>D10 Building Colours and Materials</p> <p>The proposal will employ appropriate materials and finishes to blend with the existing dwelling house and</p>	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
its setting.		
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools * Plans should indicate location and approximate size of pool filter motor and associated housing.	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
Part E - The Natural Environment		
E1 Private Property Tree Management - NA	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation – NA	Yes	Yes
E7 Development on land adjoining public open space The proposal is not inconsistent with the objectives or requirements of the control noting that it satisfies bush fire safety considerations; no shading, privacy or visual impacts will result from the proposed swimming pool structure; there is adequate space for landscape planting within the rear of the property and a sense of openness at the rear of the dwelling will be maintained. Swimming pools are a common landscape element within the rear of properties, and in this sense, the proposal will maintain the existing visual continuity and pattern of development and will present appropriately to the adjoining land.	Yes	Yes
E8 Waterways and Riparian Lands – NA	Yes	Yes
E10 Landslip Risk – report accompanying	Yes	Yes
E11 Flood Prone Land – NA	Yes	Yes

7 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 and housing;
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP. The proposal satisfies the provisions of 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.

8 Conclusion

The application seeks development consent for alterations and additions to the existing dwelling including a swimming pool at 39 Ballyshannon Road, Killarney Heights.

HAO Design Pty Ltd have responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site. The proposal represents appropriate improvements to the land that will benefit the occupants and surrounding amenity.

This report demonstrates that the proposal is appropriately located and configured to complement the property's established streetscape character. The proposal will not give rise to any significant or unreasonable adverse environmental consequences.

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