



**15 TANGO AVENUE  
DEE WHY**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR  
ALTERATIONS AND ADDITIONS TO A DWELLING  
AND A NEW GARAGE**



Report prepared for  
**Action Plans**  
July 2020

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## 1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 15 Tango Avenue Dee Why.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey
- ◆ Site visit
- ◆ DA Plans prepared by Action Plans
- ◆ BASIX Certificate prepared by Action Plans
- ◆ Geotechnical Report prepared by Ascent Geotechnical Consulting
- ◆ Stormwater management Plan prepared by Tall Ideas

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the southern side of Tango Avenue, approximately 215 metres north east of its intersection with Quirk Street in Dee Why. The site is legally described as Lot 44 Section B DP8139 and is known as 15 Tango Avenue.
- 2.2 It is an irregular shaped lot with front boundary of 15.24 metres to Tango Avenue, rear boundary of 10.425 metres and side boundaries of 51.6 metres (north-east) and 51.19 metres (south-west).
- 2.3 The site has an area of 645m<sup>2</sup> and slopes from south to north (from the rear to the street frontage). It is currently occupied by a two-storey rendered dwelling with a metal roof.
- 2.4 The site is surrounded by detached residential dwellings in all directions and is in close proximity to the Delmar Private Hospital (approximately 100 metres to the east), St Luke's Grammar School (approximately 300 metres to the south west) and Stoney Range Botanic Gardens (approximately 250 metres to the west). The site is located in close proximity to retail and public transport services on Pittwater Road.



**Figure 1. The site and its immediate surrounds**



Figure 2. The site within the locality

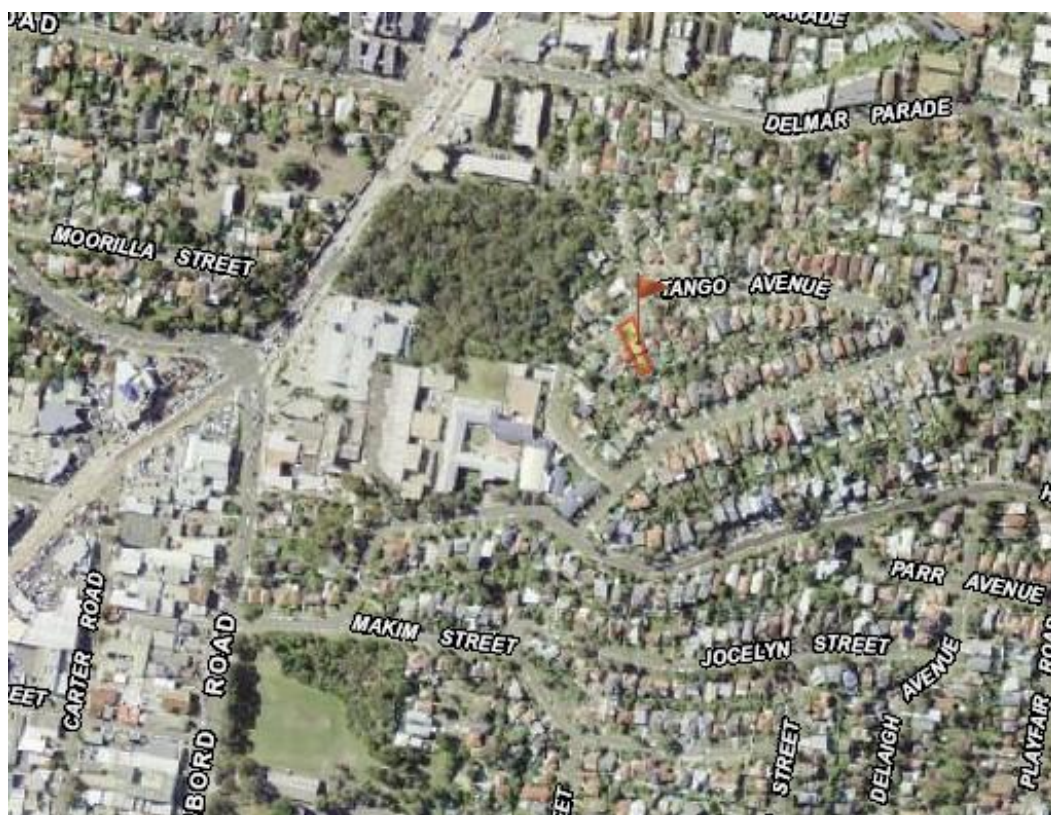


Figure 3. Aerial image of the site within the locality

### 3. Site Photos



Figure 4. The existing dwelling, looking south from Tango Avenue



Figure 5. The front façade of the existing dwelling, looking south



Figure 6. The rear of the existing dwelling, looking north towards Tango Avenue



Figure 7. The rear yard, looking south

## **4. Proposed Development**

The proposed development is for alterations and additions to the existing dwelling, to reconfigure the internal layout and construct a new rear ground floor extension and a garage with rooftop garden within the front garden on the subject site.

The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for both neighbours and the subject site.

The alterations and additions to the dwelling will be made up as follows:

### **Site**

- Demolish the steps from the street to the front entrance and replace with new steps aligned with new garage and driveway.
- Construct a new driveway and vehicle crossover.
- Construct a new garage (including rear excavation)
- Rooftop garden above proposed garage, with planter boxes to delineate the terrace.
- Relocate overflow sewer connection

### **Ground Floor**

- Reconfigure the garage to become a retreat space.
- Demolish the wall between the kitchen and living room to become an open living/dining area
- Construct a new kitchen and family area with a linkway from the living/dining area, to the rear of the existing ground floor
- Extend the retreat and living area forward to the extent of the first floor front balcony,
- Construct a planter box adjacent to the linkway and dining area.

There are no changes proposed to the existing first floor.

## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

## 5.2 Warringah Local Environment Plan 2011

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is for alterations and additions to an existing dwelling house and dwelling houses are permitted with consent in the R2 Zone.



Figure 8. Extract from Warringah LEP zoning map

### Demolition

Consent is sought for minor demolition works, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

### Minimum Subdivision Lot Size

The subject site is mapped with a minimum subdivision lot size of 600m<sup>2</sup>. It is an existing parcel, comprising an area of 645 m<sup>2</sup> and no subdivision is proposed.

### Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed development will not alter the existing compliant building height of 6.6 metres.

### Heritage

The site is not a heritage item, located within a heritage conservation area or located near any heritage items which will be impacted by the proposed development.

### Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

### Earthworks

Earthworks, including cut and fill, are proposed to allow construction of the proposed garage to create a level parking platform and compliant driveway grade.

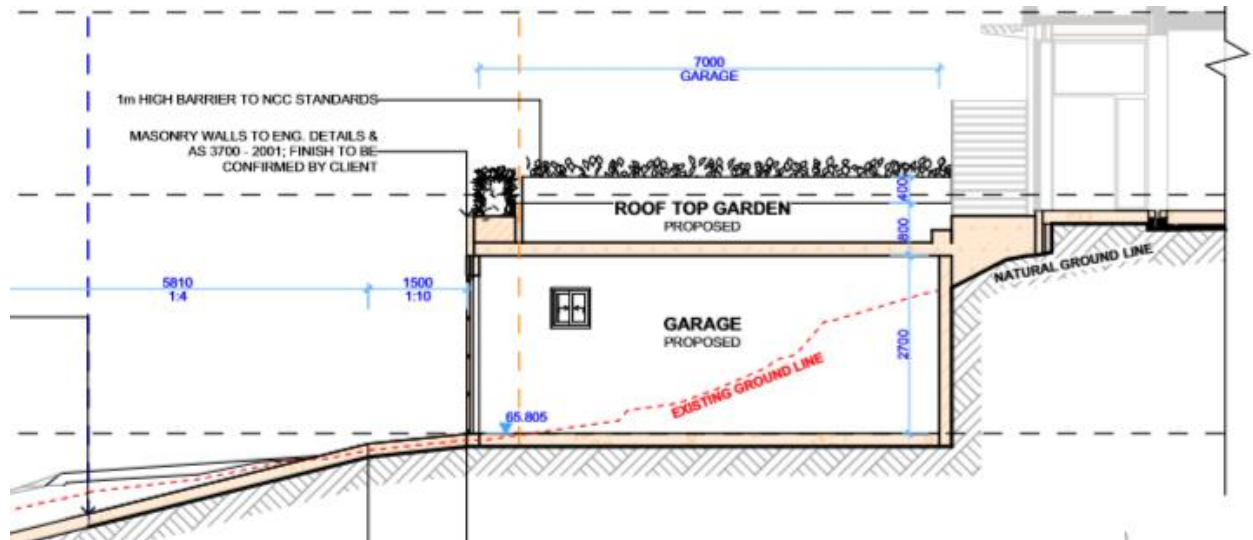


Figure 9. Extract from DA plans

All works will be undertaken in accordance with engineering details and any conditions of consent.

### Development on Sloping Land

The site is located in the area nominated the LEP maps as Area A – Slope < 5 and Area B – Flanking Slopes 5 to 25.

As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- (c) the development will not impact on or affect the existing subsurface flow conditions.

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

### **5.3 Warringah Development Control Plan 2011**

The relevant sections of the Warringah DCP 2011 are addressed below.

#### **Part B General Controls**

##### **Wall Heights**

A maximum wall height of 7.2 metres is permitted by the DCP.

The alterations easily comply with only single storey additions proposed. The garage has a maximum wall height of 3.3538 metres and the rear addition has a maximum wall height of 4.059 metres.

##### **Side Building Envelope**

The site requires a side boundary envelope of 5m/45°. The development proposes no change to the first floor and, therefore, no change to the existing side building envelope, with all new works single storey and compliant.

##### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site.

The proposed alterations and additions propose to retain the existing side setbacks of a minimum 0.359 metres (east) and 0.894metres (west).

However, all new works are compliant with a minimum setback of 900mm proposed to the north-eastern side for the garage, and 900mm minimum for the rear addition to the south-western side boundary.

##### **Front Setback**

A front setback of 6.5 metres is required on the site.

No change is proposed to the existing, compliant 12.8 metre front setback to the dwelling. The proposed new garage front setback will be minimally non-compliant at 5.524 metres. This is considered reasonable as the site currently has an inaccessible parking due to the grade of the driveway. There is a need to provide parking on site and the garage in front of the dwelling is the best option. A setback of 5.524 metres is proposed as having the garage 1 m forward will allow for a lesser area of excavation.

Additionally, there are many examples within Tango Avenue of other garages and parking structures close to the street frontage and it will not be to the detriment of the streetscape.

## **Rear Setback**

A rear building setback of 6 metres is required on the site. The development proposes a rear setback of 17.772 metres, easily compliant with Councils control.

## **Part C Siting Factors**

### **Traffic Access and safety**

A new driveway and vehicular access and crossover from Tango Avenue are proposed.

### **Parking**

Appendix 1 of the DCP requires 2 car parking spaces for a dwelling house.

The existing dwelling has a single garage which is not accessible due to the gradient of the driveway. Accordingly, a single garage is proposed with a level platform and ample space for one additional stacked car in the driveway. This is will be a vast improvement for the owners who currently are unable to safely access onsite parking.

### **Storm water**

The proposed alterations and additions will be connected to Council's existing drainage network.

### **Excavation and Landfill**

Earthworks are proposed to allow construction of the proposed additions and new garage as described above.

All works will be undertaken in accordance with engineering details.

The attached geotechnical report demonstrates the geological stability of the proposed work. The cut proposed will be appropriately disposed of as detailed in the waste management plan, and drainage patterns will be unaffected by the works.

### **Demolition and Construction**

The proposed alterations and additions will involve demolition works as detailed above and in the attached plan set. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

### **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The dwelling proposes bin storage at the rear of the garage, with waste to be collected by Councils regular service.

## **Part D Design**

### **Landscaping and Open space and bush land setting**

The DCP requires 40% landscaping on the site which is equivalent to 258m<sup>2</sup> for the site area of 645m<sup>2</sup>.

The existing landscaped area on the site is compliant at 64% or 413.05m<sup>2</sup>. The development proposes a landscaped area of 47% or 304.61m<sup>2</sup> which remains easily compliant.

### **Private open space**

The DCP requires a minimum private open space area of 60m<sup>2</sup> (with minimum dimensions of 5 metres) for the subject site. A compliant area of private open space is provided in the rear yard.

### **Noise**

The development is consistent with the residential area and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The shadow diagrams included with this application demonstrate that both the subject site and the adjoining properties retain compliant solar access.

### **Views**

A site visit has been undertaken and it is concluded that the development will not result in any view loss for surrounding properties.

## **Privacy**

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas.

No significant changes are proposed to the existing privacy between dwellings on the ground floor, with only 2 windows to be added, with the rear extension, and a glazing installation to the front (retreat), on the east elevation.

Two windows are proposed at ground floor level on the western elevation – one at the front (living room) and one for the linkway to the new extension.

The new roof top garden over the proposed garage overlooks the street frontage and includes a perimeter of planting to enhance privacy.

## **Building Bulk**

The proposed alterations and additions provide a modern, aesthetically pleasing and complimentary addition to Tango Avenue. The bulk of the building is not increased, with the garage at the frontage and additional landscaping reducing the apparent bulk of the existing dwelling through the use of stepping up the site.

## **Building Colours and Materials**

The proposed building materials include Colourbond metal roofing a rendered finish and aluminium framed doors and windows.

All materials and finishes are complementary to the residential surrounds and consistent with a modern finish. See sample board provided with DA set.

## **Roofs**

The proposed roof design of the rear addition has a 12 degree pitch, which will be a modern and complementary addition for the existing dwelling which has a flat roof.

## **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

## **Front Fences and Front Walls**

No change is proposed to the front boundary treatment.

## **Site Facilities**

The existing dwelling has appropriate waste, recycling areas and drying facilities.

### **Swimming Pools and Spa Pools**

Not applicable

### **Safety and Security**

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate which accompanies the application.

### **Part E Design**

#### **Preservation of Trees or Bushland Vegetation**

No significant trees are proposed to be removed. New landscaping is proposed for the site as detailed in the site plans.

#### **Retaining unique Environmental Factors**

The site has some rock outcrop areas in the rear yard. The additions have been proposed to retain these spaces to the greatest extent possible, with the rock space a feature which can be viewed from the kids retreat and family rooms.

#### **Wildlife Corridors**

There will be no impact on any valued wildlife as a result of the proposed dwelling.

#### **Landslip Risk**

A geotechnical report has been prepared in support of the application in its current form.

## 6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### **The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations**

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

### **The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

#### 7.1. Context and Setting

*What is the relationship to the region and local context in terms of:*

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The development is appropriate and will have negligible impact on adjacent properties.

## **7.2. Access, transport and traffic**

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The new driveway and garage will vastly improve onsite parking for the residents.

## **7.3. Public domain**

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

## **7.4. Utilities**

There will be no impact on the site, which is already serviced.

## **7.5. Flora and fauna**

There will be no impact.

## **7.6. Waste**

There will be no impact.

## **7.7. Natural hazards**

The site is affected by slip. A report has been provided by an expert with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. This report accompanies the development application.

## **7.8. Economic impact in the locality**

There will be no impact, other than the possibility of a small amount of employment during construction.

## 7.9. **Site design and internal design**

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential locality.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

## 7.10. **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

### **The suitability of the site for the development**

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the alterations and additions proposed.

#### **Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 The proposed development for alterations and additions to an existing dwelling and a new garage at 15 Tango Avenue Dee Why is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.