

Northern Beaches Council

STATEMENT OF ENVIRONMENTAL EFFECTS

For The Construction Of

**ALTERATIONS AND ADDITIONS
AND NEW CARPORT AND GARAGE**

4 Tasman Street
Dee Why NSW 2099

For

Provision Carpentry and Building

AND NOTES IN SUPPORT OF
DEVELOPMENT APPLICATION
Issue A

Prepared By

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1. INTRODUCTION

1.1 Objective

This Statement of Environmental Effects has been prepared on behalf of the applicant of the subject property, Provision Carpentry and Building of 4 Tasman Street Dee Why in the state of New South Wales. The statement has been designed for Northern Beaches Council in support of the Development Application for the proposed Alterations and Additions.

It is the intention of the applicant to construct a new carport and garage in front of the existing dwelling, along with alterations and additions including new windows and balustrades and a new rear timber deck.

The enhancements to this property will not only improve the aesthetics of the site but will also greatly improve the functionality as well.

1.2 Site Information

Lot	41
DP	7435
Number	4
Street	Tasman Street
Suburb	Dee Why
State	New South Wales
Country	Australia

1.3 Application Information

Client	Provision Carpentry and Building
Contact	A J Lewis
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1.4 Relevant Controls

The proposed development has been designed in accordance with the following controls;

Warringah Development Control Plan 2011 (DCP - 2011)
Warringah Local Environmental Plan 2011 (LEP - 2011)

2. SITE ANALYSIS

2.1 Site Location

The subject site is located on the north side of Tasman Street in the suburb of Dee Why.

2.2 Site Description

The site is sloping from the front to the rear boundary.

2.3 Existing Use

The site is currently occupied by a two storey brick residence, and inground swimming pool.

2.4 Existing Areas

The total area of the existing residence is approximately 282.40 square metres.

2.5 Existing Access to Site

Access to the site is currently gained via number 4 Tasman Street Dee Why.

2.6 Existing Services to Site

The site currently has access to water, electricity, sewer and telephone services, all of which will remain in their current form of use.

2.7 Existing Privacy and Overshadowing

There are currently no privacy issues with regards to the existing dwelling and neighbouring residences.

2.8 Flood Consideration

The site is not considered to be located in a flood prone area.

2.9 Bush Fire Consideration

The site is not considered to be located in a bush fire prone area.

2.10 Miscellaneous

There are no waterways or watercourses pertaining to this property.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development is as follows;

- Construct a new Timber framed Clad Garage with attached carport and new entry to the front of the existing dwelling.
- Carry out internal Alterations and Additions to both levels of the existing dwelling.
- Demolish existing external steel framework to the decks at the rear and construct new balustrades.
- Construct a new timber deck at the ground floor level at the rear of the existing dwelling over the existing concrete slab.

3.2 Proposed Areas

When completed the area of the development will be as follows;

Ground Floor

Proposed Entry Area	06.19 M/2
Proposed Carport and Garage	42.34 M/2
Existing Ground Floor Area	141.20 M/2
Existing First Floor Area	141.20 M/2
Proposed Rear Entertaining Deck	67.67 M/2
Existing Swimming Pool Area	44.70 M/2

3.3 Proposed Use

When completed, the proposed dwelling will continue to be the primary residence for the current owner / occupants.

4. **DEVELOPMENT ANALYSIS**

4.1 **Compliance**

Warringah Local Environmental Plan - LEP 2011

The subject site is zoned R2 Low Density Residential

Objectives of zone

- 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.

Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

The existing and proposed use of the subject site will not change and therefore complies with the objectives of the R2 Low density Residential Land use.

The numerical values that form the critical environmental controls outlined in the Warringah LEP – 2011 are as follows;

Part 4 – Principal Development Standards

Part 4.3 – Height of Buildings

LEP – 8500MM

Proposed – 3270 MM

Complies – Yes

Part 4.4 – Floor Space Ratio

LEP – No Requirement

Built Form Controls Apply

Warringah Development Control Plan - DCP 2011

The numerical values that form the critical development controls outlined in the Warringah DCP – 2011 are as follows;

Part B – Built Form Controls

Clause B1 – Wall Heights DCP - 7.20 Metres	Proposed – 3.0	Complies - Yes
Clause B2 – Number of Storeys DCP - 2	Existing – 2	Complies - Yes
Clause B3 – Side Boundary Envelope DCP- 4M and 45degrees	Proposed – N/A	Complies - Yes
Clause B4 – Site Coverage DCP – No Requirement	Built Form Controls Apply	
Clause B4 – Side Boundary Setbacks DCP – 900Mm	Proposed 865MM Proposed 725MM	Complies – No Complies – No
Clause B7 – Front Boundary Setbacks DCP – 6500MM	Proposed 735MM	Complies – No
Clause B9 – Rear Boundary Setbacks DCP – 6000MM	Existing No Change	Complies – N/A

Part D – Design

Clause D1 – Landscape Open Space DCP – 40%	Existing No Change	Complies – N/a
Clause D2 – Private Open Space DCP – 60M/2 Min 5M Wide	Existing No Change Existing No Change	Complies – N/A Complies – N/A
Clause D6 – Access to Sunlight DCP – 50% for 3 Hours June 21 9Am – 3PM	Existing No Change	Complies – N/A

It is considered that the proposed development will comply with all other elements of the Warringah DCP – 2011, with the exception of the front and side setbacks for the proposed garage, carport, and entry area.

There is currently 2 x single garage contained within the lower ground floor area of the existing dwelling. The existing garages provide on parking whatsoever due to the steep and dangerous nature of the driveway to access this area. It is proposed to construct a new carport and garage in front of the existing garages which will be at a raised level to be utilised correctly.

It should be noted that there are numerous examples of this exact non-compliance for garage and vehicle parking along Tasman Street.

4.2 Proposed Access to Site

The proposed access to the subject site will remain at its current position, however a new concrete driveway with new gradients will be constructed to council guidelines.

4.3 Proposed Privacy and Overshadowing

There will be no increased shadowing to the existing or surrounding properties as a result of this development. It is proposed that there will be no external work on the existing first floor of the subject dwelling that will add or change the height of the existing walls and roofline.

New windows will be added where noted on the architectural drawings and will be designed and installed to maximise the privacy of the existing, and surrounding properties. It is also proposed to replace other windows in their exact location, with new windows of a similar size and nature.

4.4 Utilities Services and Waste

Water, electricity, sewer, and telephone are currently connected to the site. There will be no impact on the current domestic sized wheeled garbage and recycling bins used on the site.

4.5 Drainage and Stormwater

All new gutters and downpipes will be connected to the existing stormwater system.

4.6 Cut and Fill

Only a very minimum amount of cut and fill is required for the proposed development. Any leftover excavated earth material will be utilised as fill on the subject site.

4.7 Erosion and Sediment Control

Erosion and sediment control measures will be used in accordance with Northern Beaches Council guidelines.

On completion of the construction all areas of the site that have been disturbed by the construction of the new alterations and additions will be turfed, graded and drained appropriately which will prevent further soil erosion and sedimentation of the site.

4.8 Energy Efficiency

Due to the estimated construction costs this development does require Basix Certification. A Basix Certificate accompanies the subject application.

4.9 Other Environmental Impact

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local or community or visual landscape.

5. CONCLUSION**CHARACTER STATEMENT**

It should be noted that the size, design and standard of finish of the proposed alterations and additions is typical of both new and existing residences in this area. Careful consideration has been given during the design and documentation of this development with respect to Northern Beaches Council requirements.

The proposed alterations and additions will be in keeping with similar dwellings in this locality.

Through the analysis shown in this statement it is recommended that Northern Beaches Council grant development consent in respect of the proposed alterations and additions at number 4 Tasman Street in the suburb of Dee Why.