

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

27 TULICH AVENUE
DEE WHY NSW 2099

16th May 2025

Introduction

This Statement of Environmental Effects (SEE) has been prepared for Northern Beaches Council (NBC) to accompany a Development Application (DA) for the following:

- The use of an existing shed as a habitable area.

A Building Information Certificate (BIC- No. 40371) for the construction of the shed to the rear of the primary dwelling, a fireplace, pizza oven and spa was submitted to Northern Beaches Council on 8th April 2025. This was returned by Council and additional information sought, specifically;

- As built plans
- Identification survey

Also, as part of that assessment, Council's Building Control – Approvals Environmental Compliance Officer has suggested a DA be lodged for the use of the shed as a habitable space.

A new Building Information Certificate has been lodged concurrently with this application (BIC – No. 41570)

Site Analysis

Site Location

The site's address is 27 Tulich Avenue Dee Why 2099, and it is located within the Northern Beaches Council Local Government Area (LGA). The locality map shown below in Figure 1 identifies the site in the wider context of the LGA.

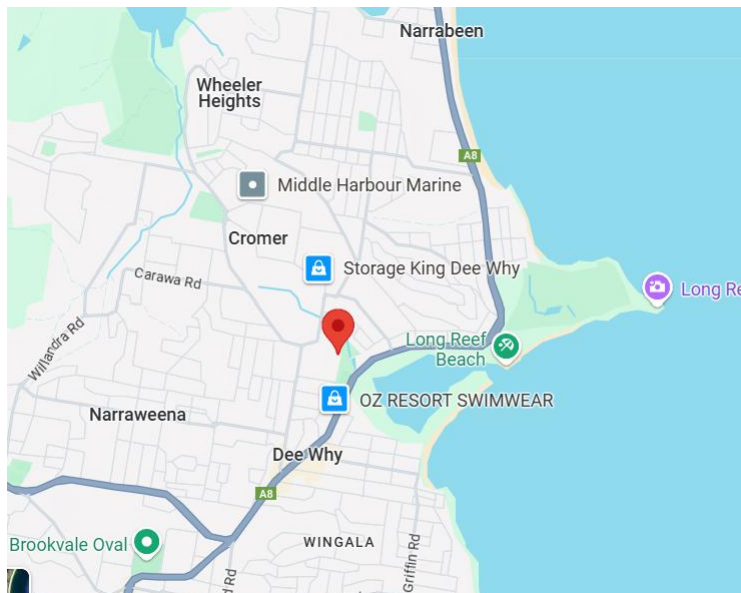


Figure 1 Locality Map identifying 27 Tulich Av. (source Google Maps 2025)

The Site

The site, known as 27 Tulich Avenue, is described as Lot 13 in Deposited Plan 31700. The site has a total frontage of 16.155 metres to Tulich Avenue,

Site Description

The site is zoned 'R2 - Low Density Residential'. The site is bound by residential properties to the north, south, east, and west and the boundary treatment is closed board timber fencing and dense vegetation. There are several mature trees on site, together with shrubs and grasses within the garden areas.

Existing Improvements

Existing improvements on the site comprise a small single storey dwelling with carport and covered deck with a shed constructed to the rear of the original dwelling as shown in figure 2 and 3.



Figure 2 & 3 Existing house and shed.

Surrounding Development

Tulich Avenue is a busy residential cul-de-sac as it serves as access to the Dee Why football fields. The street is characterised by a predominantly small lot urban landscape, with detached dwellings ranging from 1-2 storeys.

To the south of Tulich Avenue, directly to the rear of the subject property is medium density residential apartments generally 3-4 storeys in height.

Description of Development

As advised by Council's Building Control – Approvals Environmental Compliance Officer, this DA seeks consent for the use of the existing shed at the rear of the primary dwelling as a habitable area.

Figure 4 illustrates the location and dimensions of the existing shed.

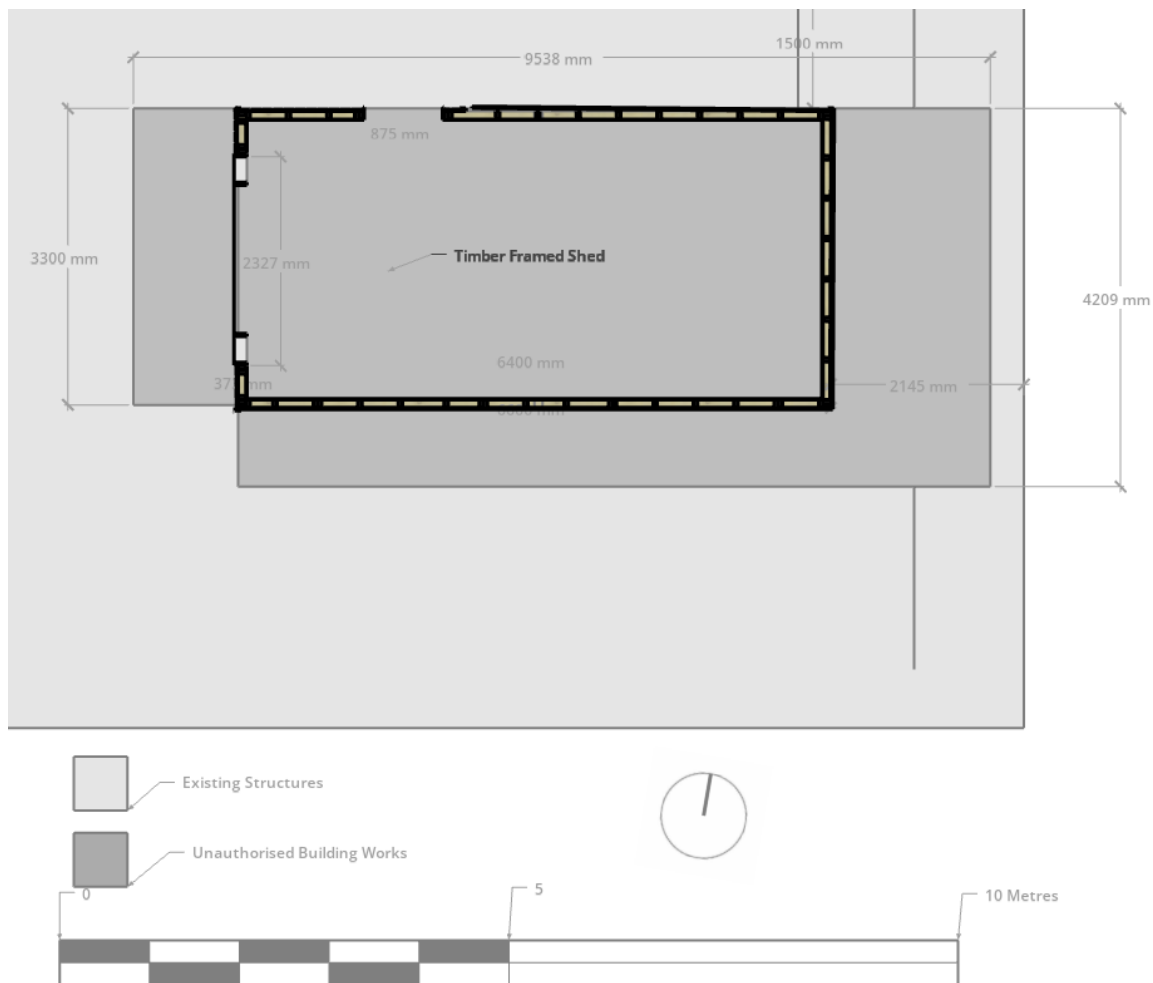


Figure 4

The as built drawings submitted as part of the Building Information Certificate (BIC XX) can be found in Annexure 1.

The application does not seek the approval for the construction of any new works.

Statutory Planning Considerations

Overview

The relevant statutory framework considered in the preparation of this report comprises:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Warringah Local Environmental Plan 2011

Where relevant, these are addressed below.

Environmental Planning and Assessment Act 1979;

Section 4.15(1) of the EPA Act specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 of the EPA Act are addressed in the table below.

Section	Comment
Section 4.15(1)(a)(i) Any environmental planning instrument	Consideration of relevant instruments is discussed below.
Section 4.15(1)(a)(ii) Any draft environmental planning instrument	Not relevant to this application.
Section 4.15(1)(a)(iii) Any development control plan	Consideration of relevant the development control plan is discussed below.
Section 4.15(1)(a)(iiia) Any planning agreement	Not applicable to this site.
Section 4.15(1)(a)(iv) Matters prescribed by the regulations	Not relevant to this application.
Section 4.15(1)(b) - (e)	Consideration of relevant instruments is discussed below.

Assessment

No building works are proposed as part of this application.

A planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act, 1979 shows that the proposed development is consistent with the planning principals of the relevant legislation. This includes:

- Environmental Planning and Assessment Regulation 2021
 - Cl 61 - There are no works proposed therefore not relevant.
 - Cl 69 – Compliance with BCA
There are no building works proposed and the existing compliance will be determined by the assessment of the Building Information Certificate.
- SEPP Biodiversity & Conservation and Biodiversity Conservation Act 2016
No impacts
- SEPP55 Remediation of land
- SEPP Affordable Rental Housing
- SEPP Sustainable Buildings
- SEPP Biodiversity and Conservation
- SEPP Resilience and Hazards
- Warringah Local Environmental Plan 2011

While there are no building works proposed the change of use aligns with the objectives of the zone being;

- 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.

Conclusion

This Statement of Environmental Effects (SEE) has undertaken a comprehensive environmental assessment of the proposed development comprising a change of use of an existing shed to a habitable space.

The SEE addresses the relevant legislative requirements and has undertaken an environmental assessment of the proposal and has concluded that the additional elements are consistent and compatible with the desired future character of the site and the surrounding locality and has no detrimental impacts on the immediate vicinity.

In summary, the proposal is considered to be;

- An appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the Environmental Planning and Assessment Act, 1979;
- Permissible with development consent in the R2 Low Density Residential zone, consistent with the zone objectives and of appropriate content of the site and surrounding area;

The proposed development will have no impact on adjoining residents, public domain, nor character of the area and are considered acceptable in the circumstances of the site.

Given the findings of this assessment, we consider that the proposal is worthy of approval.

Annexure 1

Address:
27 Tulich Avenue
Dee Why
NSW 2099

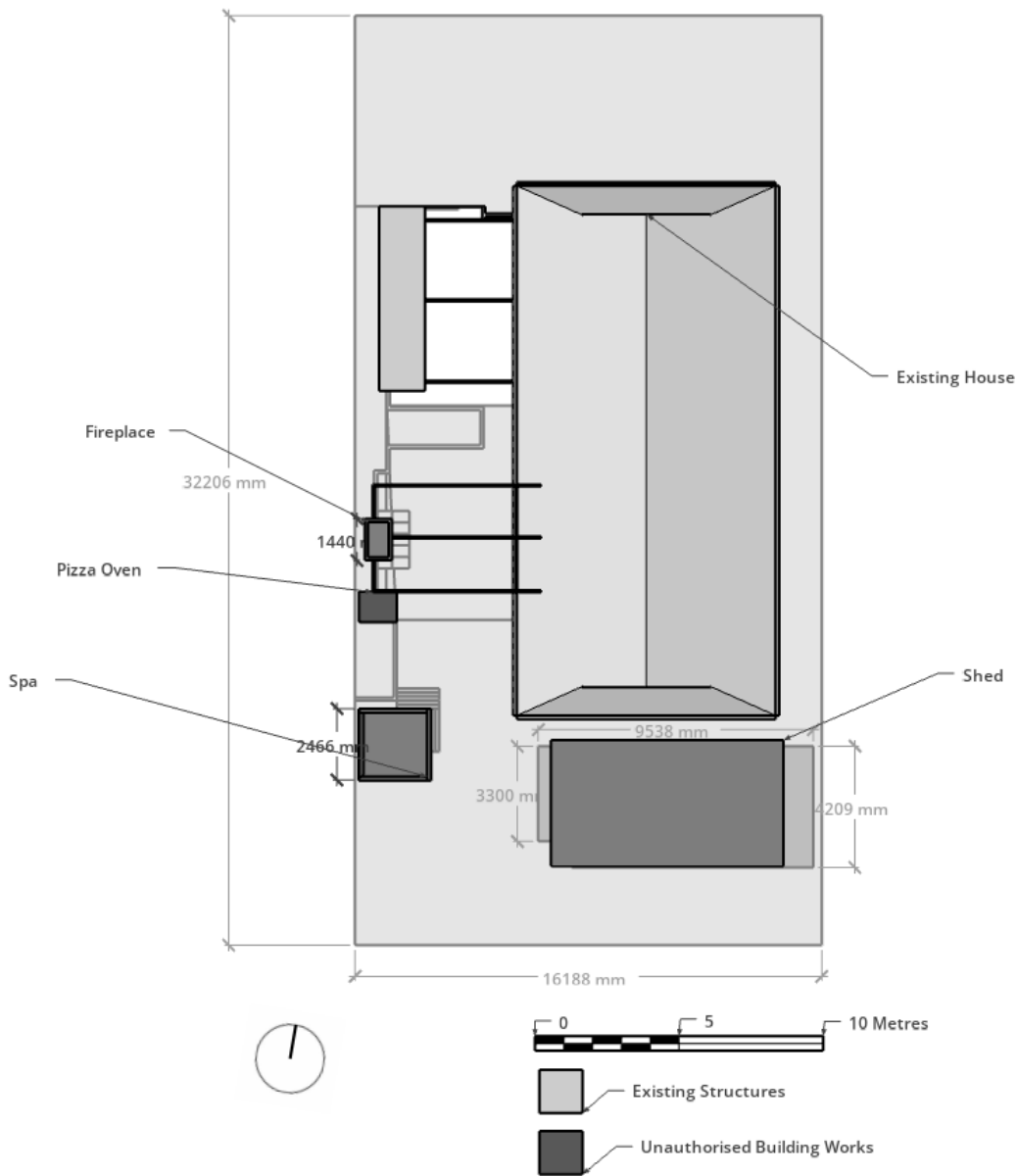
Title: Site Plan

Scale: 1:100

Date: 1-Apr-25

Drawing No: 001

Revision: As Built Rev 0



Address:

27 Tulich
Avenue
Dee Why
NSW 2099

Title:

Overall Plan

Scale:

1:100

Date:

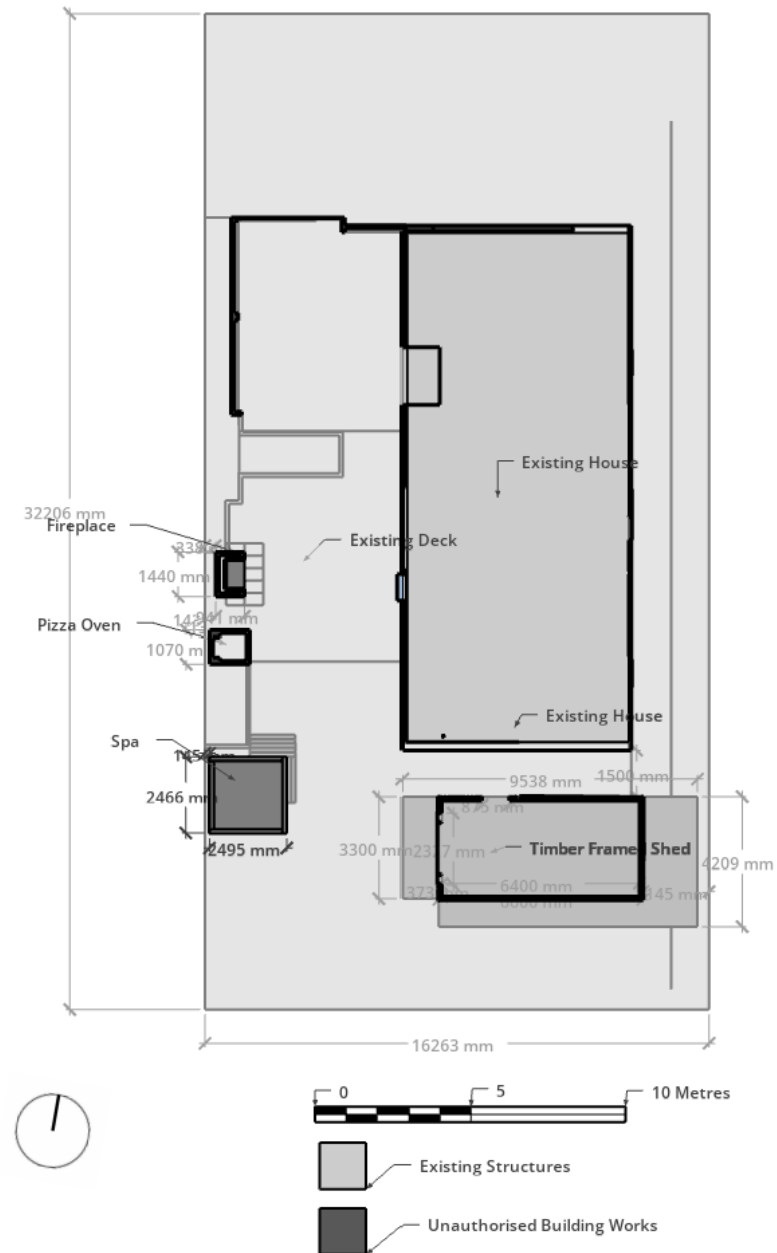
1-Apr-25

Drawing No:

002

Revision:

As Built Rev 0



Address: 27 Tulich Avenue
Dee Why
NSW 2099

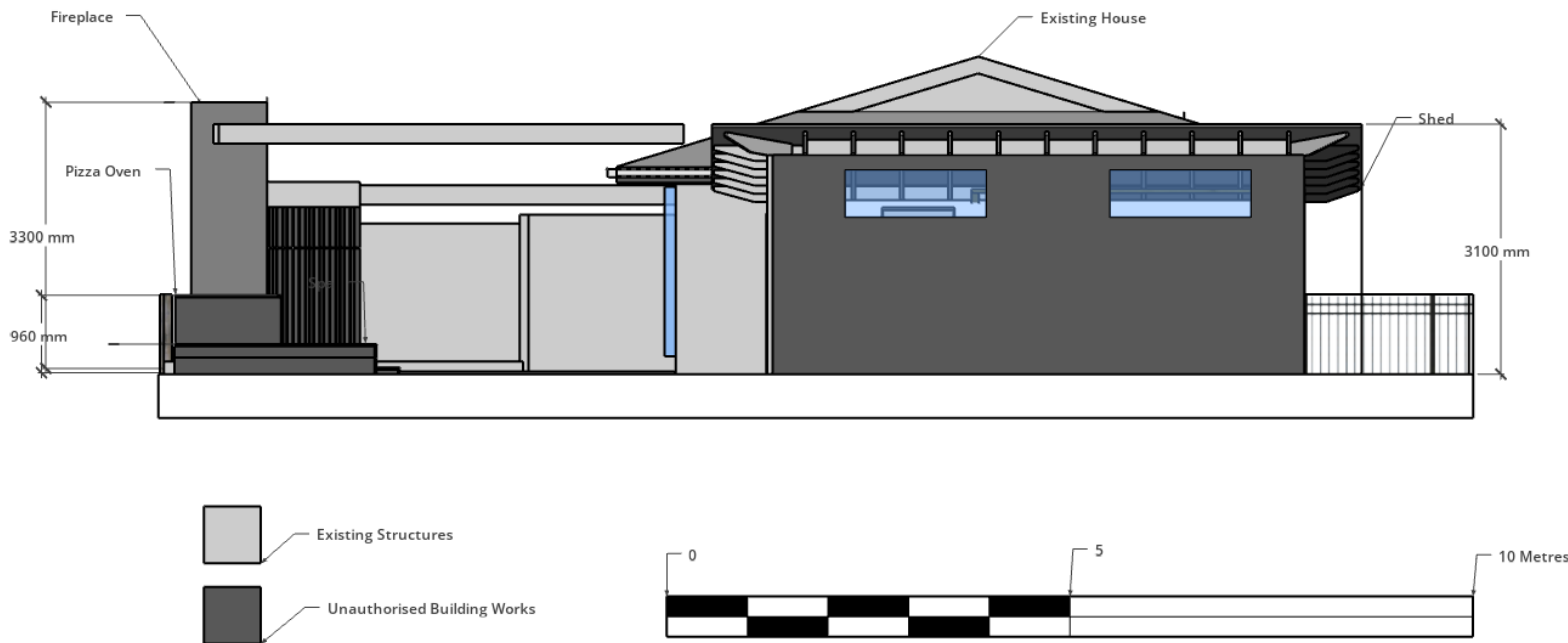
Title: South Elevation

Scale: 1:100

Date: 1-Apr-25

Drawing No: 003

Revision: As Built Rev 0



Address: 27 Tulich Avenue
Dee Why
NSW 2099

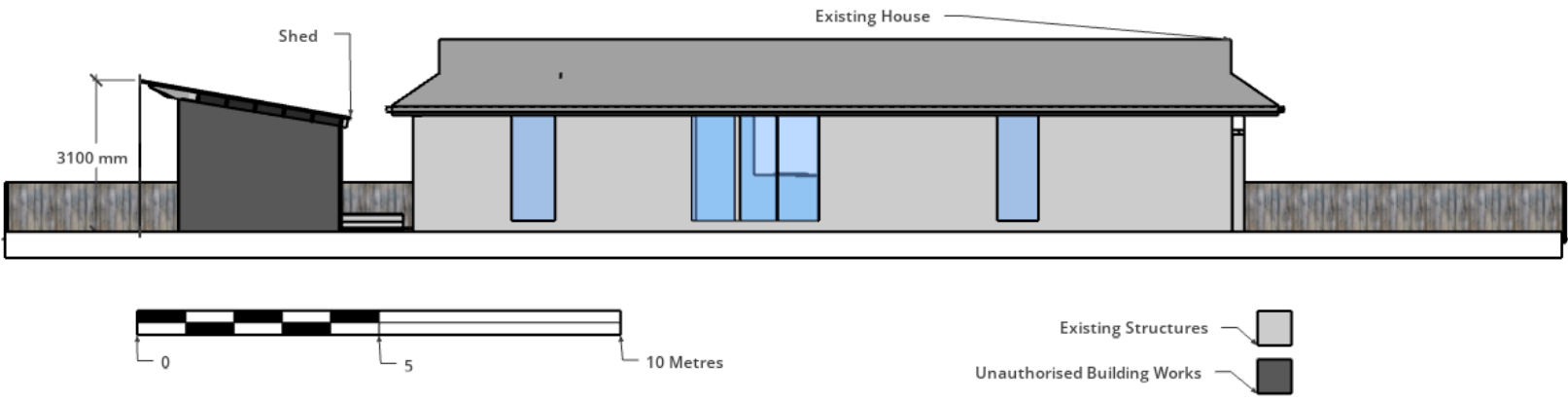
Title: East Elevation

Scale: 1:100

Date: 1-Apr-25

Drawing No: 004

Revision: As Built Rev 0



Address: 27 Tulich Avenue
Dee Why
NSW 2099

Title: West Elevation

Scale: 1:100

Date: 1-Apr-25

Drawing No: 005

Revision: As Built Rev 0



Address: 27 Tulich Avenue
Dee Why
NSW 2099

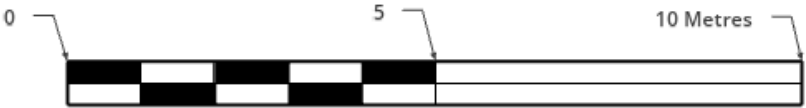
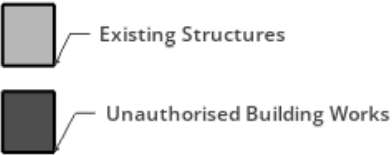
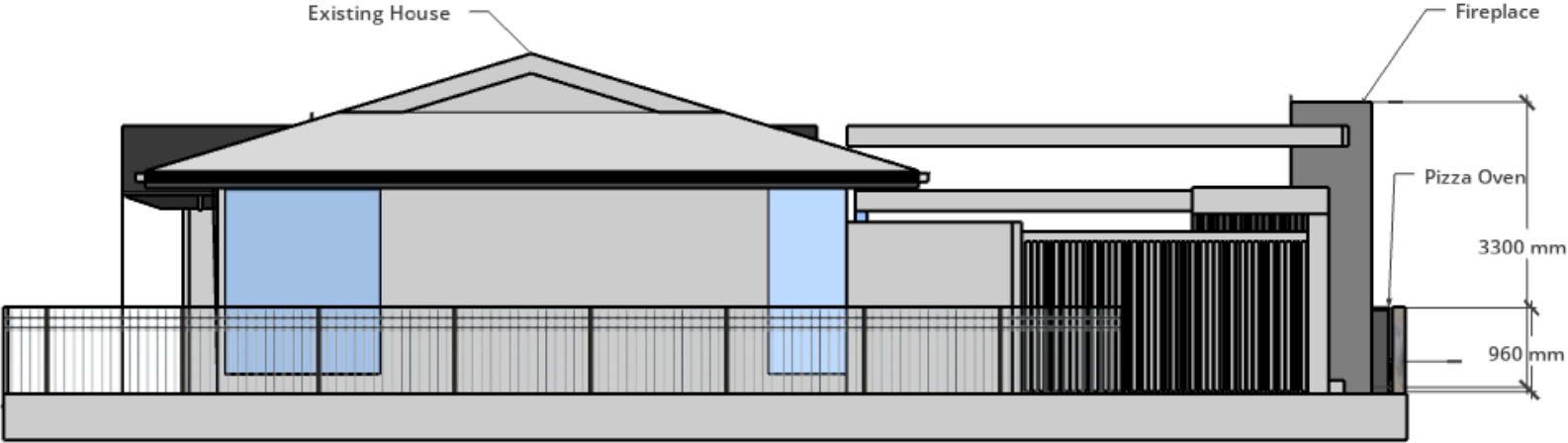
Title: North Elevation

Scale: 1:100

Date: 1-Apr-25

Drawing No: 006

Revision: As Built Rev 0



Address: 27 Tulich Avenue
Dee Why
NSW 2099

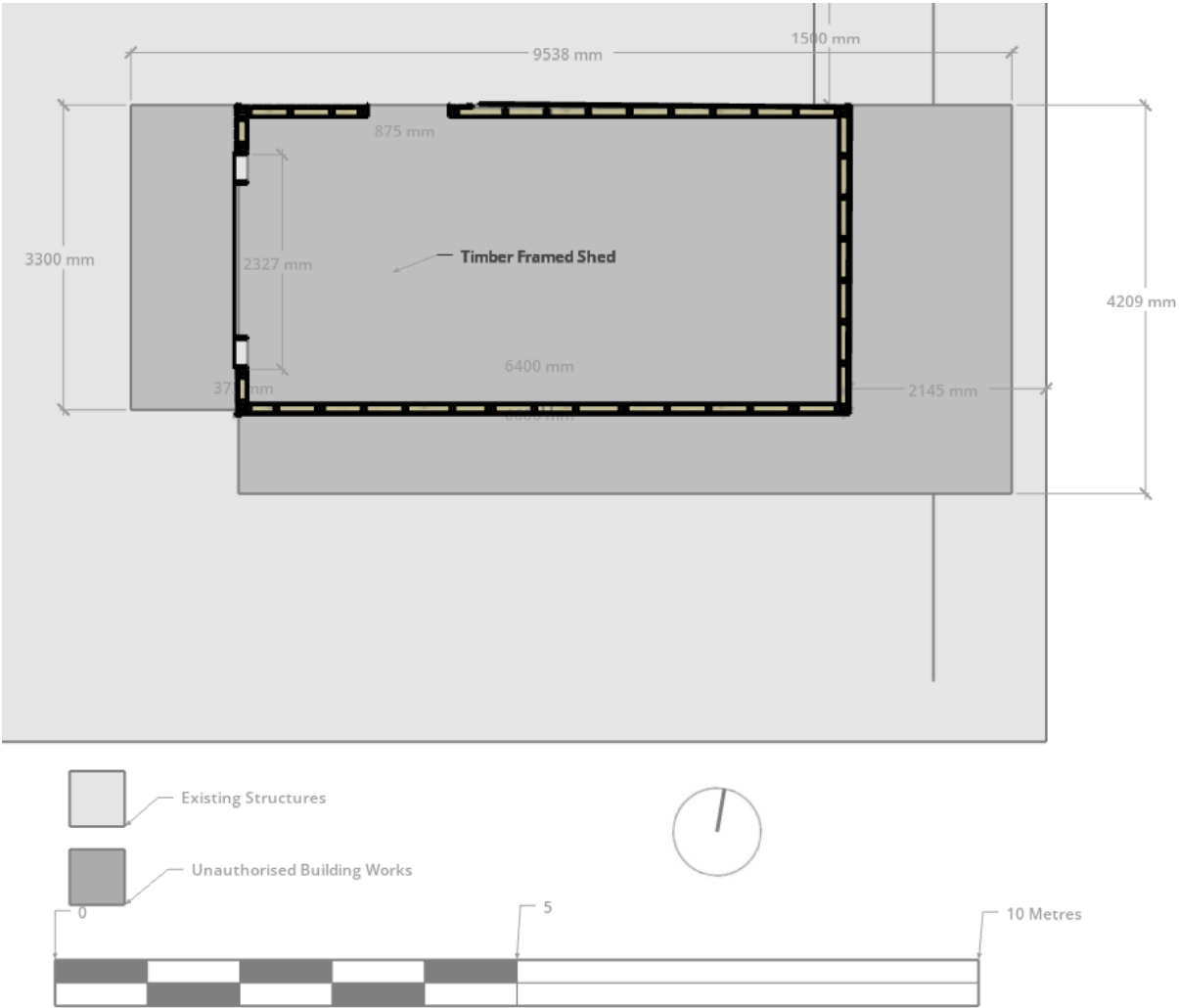
Title: Timber Framed Shed

Scale: 1:100

Date: 1-Apr-25

Drawing No: 007

Revision: As Built Rev 0



General

1. All materials and workmanship in accordance with the relevant Australian Standards and the NCC.
2. All proprietary items installed in accordance with the manufacturers specifications.

Timber Framing:
Timber framing in accordance with AS1684.2 including;

- Diagonal strap bracing to roof and walls.
- Stud walls - strap top and bottom to a minimum of every second stud.
- Secure floor plate to slab below with M12 chemical anchors at 1.2m centres.

Address:

27 Tulich
Avenue
Dee Why
NSW 2099

Title:

Fireplace, Pizza
Oven & Spa

Scale:

1:100

Date:

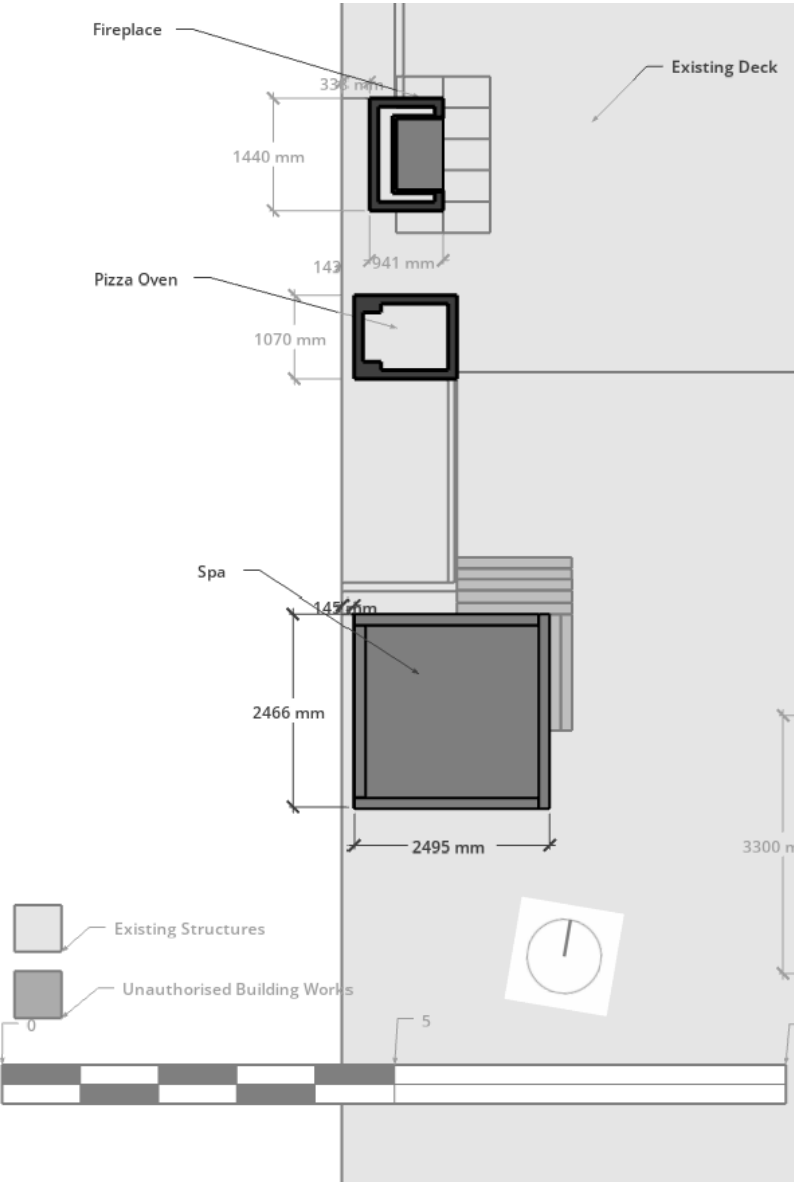
1-Apr-25

Drawing No:

008

Revision:

As Built Rev 0



General

1. All materials and workmanship are in accordance with the relevant Australian Standards and the NCC.
2. All proprietary items installed in accordance with the manufacturers specifications.

Masonry Construction

1. All workmanship and materials to be in accordance with AS3700.
2. All bricks to have a minimum strength of 20MPa all blocks to have a minimum strength of 15MPa
3. All mortar to be class M3.