

STATEMENT OF ENVIRONMENTAL EFFECTS

2-4 TANGO AVENUE, DEE WHY

**ALTERATION TO EXISTING JUNIOR SCHOOL TO
PROVIDE ADDITIONAL ON-SITE PARKING**

**PREPARED ON BEHALF OF
SYDNEY ANGLICAN SCHOOLS CORPORATION**

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1. INTRODUCTION

This application seeks approval for alterations to provide for additional on site parking upon land identified as Lot 100 in DP 1251179 which is known as **No. 2-04 Tango Avenue, Dee Why**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Stephen R. Carr, Ref No. 1819-17, dated 26/09/2022.
- Contour Survey prepared by Stephen R. Carr, Ref No. 1819-16, amendment B and dated 8/12/2022.
- Architectural Plans prepared by Gardner Wetherill Associates, Drawing No. A1051 to A1053, Revision A, dated 12/2/2022.
- Traffic and Parking and Assessment Report prepared by Varga Traffic Planning Pty Ltd, Ref No. 22478, dated 17 October 2022.
- Environmental Noise Assessment prepare by Day Design Pty Ltd, Report No. 6479-1.1R Rev A and issued 7/10/2022.
- Acoustic Covering Letter prepared by Day Design, Ref No. 6479-1.3L and dated 13/12/2022.
- Access Report prepared by Funktion, dated 17/10/2022.
- Building Code of Australia Compatibility Statement prepared by Group DLA, Project No. GDL220450 and dated 7/10/2022.
- Geotechnical Assessment prepared by JK Geotechnics, Ref 22631Zrpt, dated 20 January 2009 and further correspondence dated 7/12/2022, Ref No. 35689Zlet.
- Waste Management Plan.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 100 in DP 1251179 which is known as No. 2-4 Tango Avenue, Dee Why. The site is located at the southern side of Tango Avenue with the sites eastern boundary fronting Quirk Street and the southern boundary fronting Headland Road. The locality is depicted in the following map:



Site Location Map

The site forms part of a larger property which is currently occupied by St Lukes Grammar School which is an independent Anglican co-educational school catering for students from pre-kindergarten to Year 12. All works proposed under this application are located within the bounds of Lot 100 in DP 1251179 and identified above.

The site is an irregular shaped allotment with a combined area of 2,500m². The generally site falls from north to south towards Headland Road. The main pedestrian entry to St Luke's Grammar School is via Headland Road with secondary entry provided from Tango Avenue.

The site is currently developed by a number of buildings including the junior school, middle school and senior school as well as a multi purpose hall, playing courts, grass areas and parking. Vehicular access is provided from Headland Road and Tango Avenue with drop off/pick up areas also available from these streets, with bus bays located on all street frontages.

The works forming part of this application are located within the undercroft area beneath the existing Junior School.

The site is depicted in the following photographs:



View of Existing Entry from Headland Road

The existing surrounding development comprises low density residential to the south of Headland Road and east of Tango Road and Quirk Street, public open space within Stony Range Flora Reserve to the north and industrial developments to the west.

The existing site and the surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for minor excavation within the existing undercroft area beneath the Junior School Building to provide for eleven (11) additional parking spaces and storage for bicycle parking (including e-bike charging) and sports equipment.

The eleven (11) new parking spaces will be allocated for student parking. This will enable six (6) of the existing student parking spaces at the main entry/reception car park to be reallocated as visitor parking.

The proposal will result in:

- Net increase of 6 on site visitor parking spaces; and
- Net increase of 5 on site student parking spaces.

The proposed development will result in an increase in the number of on site parking spaces from 132 spaces to 143 spaces.

All works are internal and within the existing building footprint therefore there will be no change to the existing landscaped area. There is no change to proposed vehicular access.

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

4.1 Planning for Bushfire Protection 2019



Extract of Bushfire Prone Lands Map

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2019 do not apply. No further information is required in this regard.

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of an educational establishment is permissible in this zone with the consent of Council.

The objectives of the R2 Low Density Residential Zone is 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.*

The proposed alterations to the existing school use on site achieves the objectives by continuing to service the day to day needs of the residents.

The following development standards are applicable to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	All works are contained within undercroft of the existing Junior School Building and the works do not exceed the height limit.	Yes

The following clause is also relevant to the proposed development:

Clause 5.10 Heritage Conservation

Council's mapping identifies the site as being in proximity the old former Wormal Factory building fronting Pittwater Road. This building is removed from the site by existing industrial development in Headland Road adjoining the site as well as the Stony Range Flora Reserve.

A mapping error within the Warringah LEP 2011 indicates that the northern portion of the existing school site is incorrectly identified as being C6 Conservation Area – Landscape (ie part of the adjacent Stony Range Flora Reserve). This northern portion of the school site is occupied by existing school buildings and playground area and has no landscape conservation value.

It is noted that the zoning map under Warringah LEP 2011 shows the correct boundary for the public recreation area.

Notwithstanding, the proposed works are contained within the existing undercroft area of the existing Junior School which is well removed from any heritage or conservation area within the locality being physically separated by the existing school campus buildings or other industrial development. The proposed works are not visible from either the former Wormal Factory Building or Stony Range Flora Reserve.



Extract of Heritage Map

There are no other specific provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

5.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes All work is internal and does not extend beyond the existing building envelope.
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 5m. Eaves up to 675mm are an allowable encroachment	Yes Works are internal and do not encroach the existing building envelope.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	The proposal provides for internal alterations only. The works do not extend beyond the existing building footprint.
B6 – Merit assessment of Side Boundary Setbacks	Not Applicable	Not Applicable
B7 – Front Boundary Setbacks	Minimum 6.5m	The works are internal and do not propose any change to the existing street frontage setback.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6m	Not Applicable
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	The proposal does not alter the existing vehicular access. A Traffic & Parking Assessment Report has been submitted and is discussed later in this report.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal does not alter the parking area as viewed from the street. The additional parking is contained within the undercroft of the existing Junior School and does not require any external changes. A Traffic & Parking Assessment Report has been submitted and is discussed later in this report.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes The proposal will continue to provide for all collected stormwater to drain to the street gutter in accordance with Council controls. The proposal does not result in any increase in the existing hard surface area and will not result in any additional runoff.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes An erosion and sediment control plan will be submitted with the Construction Certificate.

Clause	Requirement	Compliance
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	The proposal provides for excavation within the undercroft of the existing Junior School Building. All excavation is contained within the building footprint and a Geotechnical report has been submitted with the application.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal does not alter the existing landscaped area of the site.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D6 – Access to sunlight	At least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes. All works are located within the building envelope and as such do not result in any additional overshadowing.

Clause	Requirement	Compliance
D7 - Views	View sharing to be maintained	Yes. All works are located within the building envelope and as such do not affect any existing views.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes. All works are located within the building envelope and as such do not have any impact on privacy of the surrounding properties.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes. All works are located within the building envelope and as such the proposal does not result in any additional bulk or scale.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes There is no change to existing external finishes.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Not applicable – no change to existing roof.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Not applicable

Clause	Requirement	Compliance
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not applicable - no fencing proposed.
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes Existing facilities retained.
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Accessibility report provided with the submission.
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Not applicable
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not applicable

Clause	Requirement	Compliance
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not applicable.
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	Preserve adjoining bushland Development to respond to natural qualities of the environment.	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map Waterway Impact Statement required	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as part A and part B	A Geotechnical Assessment has been prepared by JK Geotechnics
E11 – Flood Prone Land	Not identified on map	Not Applicable.

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of alterations to an existing educational establishment is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

As assessment against the provisions of the Warringah Development Control Plan has been provided and it is considered that the proposal is consistent with the aims and objectives of the relevant clauses.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations and additions to the existing educational establishment without detrimentally any detrimental impact on the environment, social and economic status of the locality as detailed below:

Context and setting

The proposed development will not have any detrimental impact on the natural and built environment. The proposed works are located within the envelope of the existing building on site. Therefore the works will not be visible from the public domain.

Character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development

All works are contained within the existing building envelope and therefore have no impact on the existing bulk, scale or external appearance of the school.

6.4.3 Traffic Assessment

The proposal provides for the provision of 11 new parking spaces on site. A detailed Parking and Traffic Assessment has been undertaken by Varga Traffic Planning and submitted with the application.

In summary this report provides:

No change is proposed to student or staff members as a consequence of the proposed Junior School car park extension and accordingly, there is no change to the DCP parking requirements applicable to the site as a consequence of the development proposal.

The additional car parking spaces are proposed to reduce the demand for on-street parking by students and visitors to the site.

The geometric design layout of the proposed additional car parking spaces has been designed to comply with the relevant aspects of the Standards Australia publication Parking Facilities Part 1: Off-street Car Parking AS2890.1-2004 in respect of parking bay dimensions, aisle widths and gradients and overhead clearances.

Accordingly, it is clear that the proposed additional car parking spaces will not have any unacceptable parking implications, and are therefore recommended for approval

Landscaping and Tree Removal

The proposal does not result in the removal of any trees or landscaped area. All works are contained within the existing building envelope.

Acoustic Impacts

The proposal does provide for additional parking spaces to be provided within the undercroft of the existing Junior School. An Environmental Noise Assessment has been prepared by Day Design Pty Ltd which in summary provides:

Calculations show that, the level of noise emitted from the St Luke's Junior Grammar School and pre-school at 210 Headland Road, Dee Why, NSW subsequent to the redevelopment, will meet the noise level requirements of the NSW DoPE's SEPP (Transport and Infrastructure) 2021, such that the new building will not emit noise exceeding an LAeq of 5 dBA above background noise when measured at any lot boundary, and the NSW Environment Protection Authority's Noise Policy for Industry as detailed in Section 3 of this report, and be considered acceptable.

In addition, the amenity of adjacent development and the local neighbourhood will be respected and upheld.

Amenity Impacts

As the work are located within the existing building envelope the privacy of the adjoining properties will not be diminished by the proposed works. As noted above there is no intensification of the use of the site. There will be no additional overshadowing of adjoining properties from the proposed works.

It is not considered that there will be any detrimental impacts to the surrounding residents.

Stormwater, Drainage, Construction & Utilities

The subject land is already serviced with all necessary urban services to enable the development to proceed. There is no increase in hard surface area and all collected stormwater will continue to drain to the existing stormwater system.

Crime Prevention Through Environmental Design (CPTED)

CPTED is a crime prevention strategy that focuses on using planning, design and structure to reduce opportunities for crime. CPTED employs four key strategies including territorial re-inforcement, surveillance, access control and space/activity management to reinforce the perception or reality of guardianship within the design of a space or urban area.

As the works are all located within the existing building envelope, retains existing vehicular access and as such this is not applicable to the proposed development.

Access for People with Disability

An Access Review has been prepared by Funktion. The report concludes as follows:

The rate of accessible parking spaces required to meet the BCA Part D3.5 for schools is 1 accessible parking space per 100 spaces. There are currently 4 accessible parking spaces provided in the school, out of a total of approximately 149 parking spaces. These are located in the main carpark (102 spaces including 2 accessible spaces) and in the carpark next to the Headland Road accessible entrance (9 spaces including 2 accessible spaces). The existing spaces comply with AS2890.6.

Based on there being no accessible pathway link to the school from the new junior school carpark and that there are sufficient accessible spaces available with an accessible and convenient link into the school in other convenient locations within the school, additional accessible parking spaces are not required in the new junior school carpark.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the proposal provides for alterations to an existing building utilised as an educational establishment in this zone is permissible with the consent of Council.

The proposed works are all internal and do not have any unreasonable impacts on the amenity of surrounding properties.

The site is identified as landslip part A and B and a Geotechnical Assessment has been prepared in this regard.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide alterations to an existing school building that is not visible from the street and without impacting the amenity of the adjoining properties or the public domain. The proposal will provide for additional off street parking for use by visitors and students, thereby reducing the demand for on street parking.

6. CONCLUSION

This application seeks approval for minor excavation within the existing undercroft area beneath the Junior School Building to provide for eleven (11) additional parking spaces and bicycle parking. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011 and the Warringah DCP. The proposal does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed excavation to provide for additional on-site parking associated with the existing educational establishment at **No. 2-4 Tango Avenue, Dee Why** is worthy of the consent of Council.

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