



**Statement of
Environmental
Effects
24 Cavill Street, Queenscliff
NSW
For
Amy Parker and Blair Collins**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 24 Cavill Street, Queenscliff.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the council's review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the South side of 24 Cavill Street, Queenscliff.

Site Address: No 24 Cavill Street, Queenscliff

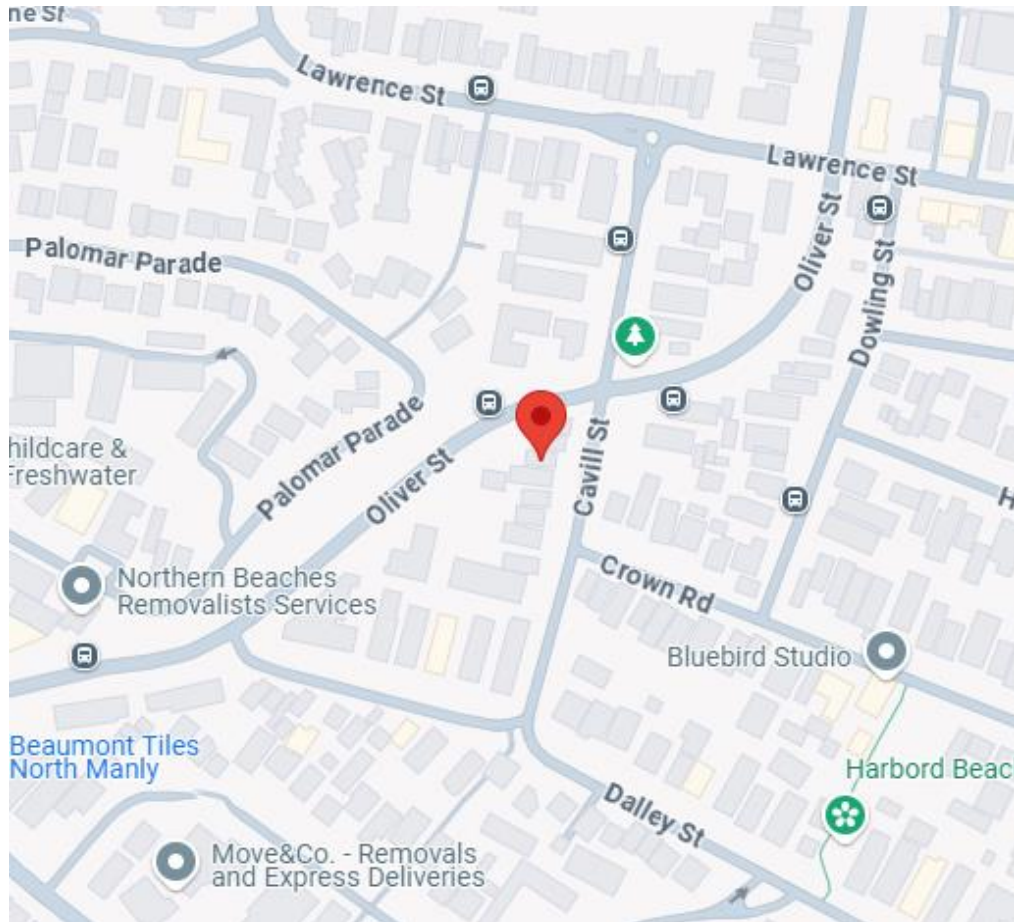


FIGURE 1: LOCATION PLAN 24 Cavill Street, Queenscliff. ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Warringah)
 Civic Centre 725 Pittwater Road
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111


2.3 Zoning

Lot B DP.367970 known as 24 Cavill Street, Queenscliff, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

⁴ Location Map; <https://www.google.com/maps/place/24+Cavill+St,+Queenscliff+NSW+2096/@-33.7801263,151.2818723,17z/data=!3m1!4b1!4m6!3m5!1s0x6b12aaff36f1069b0xd7d513c857710f6a!8m2!3d-33.7801263!4d151.2818723!16s%2Fg%2F11c0z44k0q?entry=ttu&g_ep=EgoyMDI1MDYwMS4wIKXMDSoASAFQA w%3D%3D>.

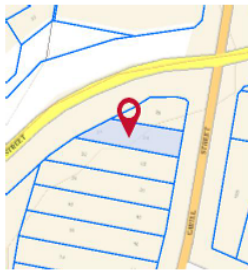
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



Property Report

24 CAVILL STREET QUEENSCLIFF 2096



Property Details

Address: 24 CAVILL STREET QUEENSCLIFF 2096
 Lot/Section B/-/DP367970
 /Plan No:
 Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 24-5-2024)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area B - Flanking Slopes 5 to 25

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 24 Cavill Street, Queenscliff,⁵ Source Spacial Viewer DoIPE.

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes and medium rise multi-unit developments. The street presents as typical of the

⁵ DoPIE, Planning Portal <chrome-

extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. The property is located on the low side of Cavill Street with views to the south-east over the residential areas of Queenscliff.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Queenscliff significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Front Facade View, 24 Cavill Street, Queenscliff. Source Realestate.com.⁶

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway.

⁶ Realestate.com <<https://www.realestate.com.au/property/24-cavill-street-queenscliff-nsw-2096>>.

2.7 Existing off-street parking

There is currently no off-street parking available.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View, 24 Cavill Street, Queenscliff. Source Northern Beaches Council.

3 THE PROPOSAL

The proposed development maintains consistency with the established visual character of the street, which is typified by low-density residential dwellings set within a garden suburb context. The upgraded dwelling will present as a two-storey residence through the addition of a new upper floor, a lower-level studio/office, a rear driveway and garage, and a rear covered deck with a swimming pool. These works will modernise the existing dated structure and significantly improve the dwelling's overall presentation and amenity, contributing to its long-term viability.

Externally, ground floor additions include a new covered rear deck and swimming pool, while internal modifications to the ground floor comprise a new kitchen, WC, and laundry. The new upper storey will accommodate a master bedroom with walk-in robe (WIR) and ensuite, two additional bedrooms, and a WC.

The proposed garage, new driveway, and crossover will provide compliant vehicle access and integrate seamlessly with recently upgraded landscaped areas. These features enhance the visual relief from both the public domain and adjacent properties.

The built form is articulated through modest additions and revised roof lines, increasing visual interest while respecting the scale and character of the surrounding area. These changes contribute positively to the streetscape by maintaining appropriate bulk and scale and ensuring compatibility with neighbouring dwellings.

A new roof is proposed over both the upper and newly modified ground floor areas, while sections of the existing ground floor roof will be retained where appropriate. The overall design is sympathetic to the prevailing streetscape and enhances the architectural character of the dwelling, aligning with the principles of the garden suburb aesthetic. The proposal improves the scale and character of the house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New driveway and garage
- New studio/office to lower ground floor
- New ground floor rear deck and pergola roof over
- New rear pool

- New upper floor addition
- New sheet metal roofs
- New Boundary retaining wall.

Internally the proposal encompasses:

- New upper floor additions; new master bedroom with ensuite and robe, two new bedrooms, living area and WC.
- New stairs
- New ground floor kitchen, bathroom and laundry
- New lower floor studio

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposed work improves the provision for parking, with improved access and egress to the entry of the dwelling. This improves the safety whilst increasing the amenity of the dwelling that is fitting for the Queenscliff area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by providing additional internal areas to the ground floor and new upper floor, for the dwelling to be more usable for the owner's family. Proposed additions to the dwelling will provide for a new lower ground studio/office, new covered rear deck and pool, bedrooms, bathroom, ensuite and living area, all increasing the performance and amenity to the existing areas.

The works are proposed within the existing site and much of the work is within the footprint of the existing dwelling & makes use of the existing areas on the property. The design maximizes the existing dwelling & available area of land whilst improving the amenity. The proposed development maintains the existing aspect while generally maintaining the access to solar and ventilation to the northern façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and

aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Blockwork concrete walls

Concrete slabs

Cladded timber frame walls

Alloy windows & doors to all elevations

Roofing in colour bond medium to medium to dark colour.

3.5 Height

The height of the new development is 7.803m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	368.6 sq m	-
GFA (Gross Floor Area New)	230.6sq m	-
GFA (Gross Floor Existing)	98.37 sq m	-
Height	7.803m	8.5m
Existing Impervious area	265.25 sq m	221.16 sq m
Proposed Impervious area	266.72 sq m	221.16 sq m

The proposal enhances the amenity of the site by providing compliant driveway access while increasing the off-street parking and improved garden areas. The addition of a new garage combined with the new upper floor additions provide articulation and visual relief of the front of the property under this proposal. The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.



FIGURE 5: Landscape Open Space map, 24 Cavill Street, Queenscliff. Source Northern Beaches Council.

The proposed works to the existing ground and upper floors have been designed with appropriate articulation and modulation, ensuring the additions are visually balanced and do not dominate the façade as viewed from the streetscape. The architectural form remains sympathetic to the character of the surrounding area and respects the existing rhythm of development.

A concession is sought for an encroachment into the rear setback, which is necessitated by the site's natural topography and the practical requirement to provide compliant off-street parking for two vehicles. The location and orientation of the existing dwelling, combined with the site's slope and constraints, have informed the siting of the proposed garage and associated additions.

In our view, the proposed garage and the lower and upper floor additions are reasonable and appropriate in context. The design achieves the relevant built form and amenity objectives of the Warringah Development Control Plan 2011 (WDPCP2011), particularly in relation to site responsiveness, neighbourhood character, and parking provision. with the proposal achieving the objectives outlined

in WDCP2011.⁷

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	4.570m (existing)	6.5m
Rear Set Back	Vairies – 3.6m – 11m	6.0m
Side Set Back Nth	0.94m	0.9m
Side Set Back Sth	1.602m	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Cavill Street.

The pattern of development along Cavill Street shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.



FIGURE 6: Aerial View, 24 Cavill Street, Queenscliff. Source Northern Beaches Council.⁸

The proposed works maintain visual continuity with the existing access arrangements

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

⁸ Northern Beaches Council, Aerial View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

within the front setback area. Given that the dwelling is already well set back from the front boundary, the proposal introduces a new, safer access point that improves connectivity to the main entry while retaining the existing garden areas. This approach preserves a sense of openness within the front setback and enhances the landscaped presentation to the street.

View corridors are maintained, and the proposed landscaping remains consistent with neighbouring properties, both of which benefit from elevated positions that support access to district views. The garden setting is preserved in line with the character of adjoining dwellings and contributes positively to the overall amenity of the streetscape.

As the existing dwelling was constructed some years ago, the proposed upgrades will significantly improve the presentation and architectural quality of the property, aligning it more closely with the surrounding pattern of contemporary residential development.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently no existing off-street parking to 24 Cavill Street. The proposal will provide a new garage, driveway and crossover. This will provide for two off street parking spaces increasing the available parking. The driveway and landscaped area is to be improved, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 24 Cavill Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes up from the rear to the front of the site. The location of the proposed

additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁹

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be tiled or timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.¹¹ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

The surrounding streetscape is characterised predominantly by free-standing dwellings with vehicle access typically provided to the front or side of each property.

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

Currently, 24 Cavill Street does not offer any off-street parking, which is a significant shortcoming given the site's location within a medium to high-density residential area where on-street parking is limited and in high demand.

The proposed new garage addresses this issue by providing compliant off-street parking, thereby reducing the reliance on street parking and aligning with current parking expectations. The siting of the existing dwelling reflects the unique shape of the block and the orientation of adjoining properties. The proposed works to the front and upper levels of the house are consistent with this layout and aim to improve both access and functionality.

Generous areas of the site have been retained for landscaping, with substantial garden areas maintained in both the front and rear yards. These contribute to the visual amenity of the site and reinforce the garden suburb character of the area.

4.8 Development on Sloping Land

No. 24 Cavill Street, Queenscliff is shown in Landslip Category B (Figure 7) on Northern Beaches Council Landslip map¹². Refer to the Geotechnical Report included with this application. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

¹² Northern Beaches Council, Land slip map,;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.



FIGURE 7: Land Slip Maps, 24 Cavill Street, Queenscliff. Source NB Council.

4.9 SEPP Resilience and hazards (Coastal Management)

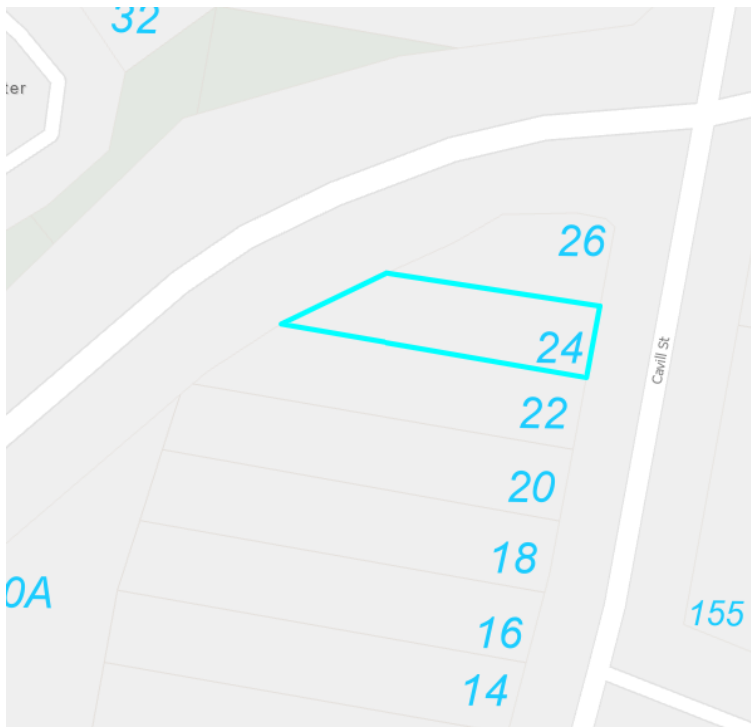


FIGURE 8: NB Council, Coastal Management SEPP Map, 24 Cavill Street, Queenscliff. NSW Dept. of Planning.¹³

¹³ NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

4.10 Bush Fire Prone land

24 Cavill Street, Queenscliff is not located within a Bushfire Prone Land area. (Figure 9).



FIGURE 9: Bushfire Zone Map – 24 Cavill Street, Queenscliff.¹⁴

¹⁴ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

4.11 Building Form

Residential buildings in Queenscliff are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.12 Roof Form

The existing dwelling features a traditional pitched roof, which contributes to the architectural character of the home and aligns with the prevailing roof forms in the surrounding streetscape. Under this proposal, the existing pitched roof is to be extended to encompass the new upper floor and front additions, maintaining visual consistency and coherence with the original built form.

The new roof will continue the pitched form to ensure a seamless integration between the existing and proposed elements. This design approach respects the existing architectural language of the dwelling and the broader character of the area.

Sheet metal roofing is proposed for the new roof structure, selected for its durability, low maintenance requirements, and compatibility with existing materials. This material choice is consistent with contemporary residential development and contributes to improved thermal performance, supporting the overall sustainability objectives of the development.

The roof design also provides appropriate articulation and scale, helping to reduce perceived bulk and ensuring the dwelling sits comfortably within its context.

4.13 Walls

A distinctive feature of the Queenscliff house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

4.14 Windows and Doors

A variety of window shapes and sizes can be found in the Queenscliff area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used

although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 24 Cavill Street, Queenscliff are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.15 Garages and Carports

In Queenscliff, the established pattern of residential development typically consists of freestanding dwellings with vehicle access provided either directly from the street to the front of the dwelling or via side driveways leading to garages or parking areas located further back on the site. This arrangement supports the low-density character of the area while ensuring practical access and minimising visual dominance of garages within the streetscape.

In keeping with this established pattern, the proposed development introduces a new driveway and garage located to the rear of the property. This approach offers several benefits. It avoids the visual clutter often associated with prominent front-facing garages, preserves the openness of the front setback, and maintains a strong garden presentation to the street.

The rear siting of the garage has been carefully considered in relation to the site's layout, topography, and surrounding built form. It ensures functional and compliant off-street parking while enhancing residential amenity by relocating vehicle movements away from the main living areas and front façade.

This design solution is considered to be consistent with the character of Queenscliff and supports key planning principles relating to access, streetscape preservation, and efficient use of residential land. property.

4.16 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.17 Fences and Gates

Side & rear fences are to be maintained for this development.

4.18 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

The proposed development at 24 Cavill Street, Queenscliff, is considered highly suitable for the site, achieving a thoughtful balance between low-density residential living, private amenity, and generous outdoor space. The proposal responds directly to the established character of Queenscliff, which is defined by a mix of freestanding dwellings with varied architectural styles that are integrated into a landscaped and coastal suburban setting.

The proposed alterations and additions have been carefully designed to be sympathetic to the surrounding built form and residential density. The development respects the prevailing streetscape pattern, including setbacks, scale, and articulation, while introducing contemporary enhancements that improve the building's visual appeal and environmental performance.

This design delivers a private, functional, and modernised residence that is both architecturally responsive to the local context and environmentally considerate. The use of high-quality, durable materials—such as masonry construction, timber framing and cladding, and timber flooring—contributes to the longevity and integrity of the dwelling. Attention has been given to passive design principles, with the orientation of windows, increased access to natural daylight, and cross-ventilation features significantly enhancing the comfort and energy efficiency of the home.

Collectively, these improvements will elevate the amenity of the subject property while minimising impacts on neighbouring dwellings. The proposal avoids excessive bulk or overshadowing, maintains privacy, and preserves the landscaped character of the site.

In our view, the proposed development is contextually appropriate, aligns with relevant planning objectives, and contributes positively to the evolving character of the area. We respectfully submit that the proposal will result in negligible adverse impacts and request that Council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner