

STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a storeroom extension South Curl Curl Surf Life Saving Club Carrington Pde, South Curl Curl



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SUMMARY

The proposal is for the construction of a storeroom extension on the north-western corner of the South Curl Curl SLSC.

It accompanies the following plans and reports below:

- DA00 Issue C - Drawing register, location aerial photo by Northern Beaches Council dated November 2022
- DA01 Issue C - Floor plan by Northern Beaches Council dated November 2022
- DA02 Issue C - Plan, section, elevations, photos existing building by Northern Beaches Council dated November 2022
- DA03 Issue C - Roof plan by Northern Beaches Council dated November 2022
- DA04C – Site plan by Northern Beaches Council dated November 2022
- Boundary Identification Survey Plan No 21857 by CMS Surveyors dated 10 October 2022
- Accessibility Report by Matt Shuter & Associates dated 26 October 2022
- BCA Design Compliance Report by Matt Shuter & Associates dated 26 October 2022
- Coastal Engineering Advice prepared by Horton Coastal Engineering dated 1 February 2023
- Geotechnical Report prepared by JK Geotechnics dated 13 December 2022
- Acid Sulfate assessment report by JK Environments dated 29 November 2002
- Waste management plan prepared by Northern Beaches Council

PROPERTY DESCRIPTION

South Curl Curl SLSC is located on Carrington Parade, Curl Curl on part of Lot 7356 DP 1167221. It is a two-storey building with access from Carrington Parade and the carpark below. The site is zoned RE1 Public Recreation under the provisions of the Warringah LEP 2011. Across the road are a number of low-rise apartment buildings, and also Stewart House, which is an item of local heritage significance in the WLEP.

PROPOSAL

The proposal is for the construction of a new storeroom on the north-western corner of the building, fronting Carrington Parade. The internal dimensions are 2215mm x 2690mm and a height of 2660mm to the gutter with a skillion roof to the existing wall.

LOCATION



PLANNING HISTORY

There have been a number of development applications over the site since the SLSC was constructed in the early 1970s most of which are not directly relevant to the current DA. Most recently, development consent was granted in 2012 for the enclosure of a deck, internal reconfiguration to create a new boat storage and training area fronting Carrington Parade, addition of a disabled ramp to the existing viewing platform and conversion of an existing boat shed to a multi-purpose boat storage area.

RELEVANT PLANNING LEGISLATION

The following planning legislation is

- Environmental Planning & Assessment Act, 1979 (as amended)
- Environmental Planning & Assessment Regulations 2000
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- SEPP (Resilience and Hazards) 2022

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Clause 2.3 Zone objectives and land use table

The site is zoned RE1 Public Recreation under the provisions of the Warringah LEP 2011. The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

The proposal complies with the above objectives in that the SLSC is a recreational use on the site, and the extension has been designed to minimise harm to the surrounding environment.

Clause 4.3 Height of buildings

As the site is zoned Public Recreation RE1, there is no height limit set for the site. Nevertheless, the storeroom extension maintains a low profile and so does not breach the height of existing buildings already located on the site.

Clause 5.10 Heritage conservation

The site on which the South Curl Curl SLSC sits is part of a larger site that includes items of Aboriginal heritage. As the SLSC sits over a kilometre away from the items of Aboriginal heritage, the proposed extension will have no impact on these.

Clause 6.1 Acid Sulfate Soils

The site is shown on Council mapping as being in Acid Sulfate Soil Class 5. An Acid Sulphate assessment report accompanies this development application and it is considered there is allow potential for Acid Sulfate Soil materials to be disturbed by the proposed works.

WARRINGAH DEVELOPMENT CONTROL PLAN

Council's Warringah Development Control Plan provides a range of outcomes and controls which form the primary criteria control for development within the subject locality.

Part C Siting Factors

C8 Demolition and Construction

A Waste Management Plan has been submitted as part of this application.

Part D Design

D7 Views

The SLSC sits between Carrington Parade and Curl Curl Beach, and as such is prominent in the views of properties across the road and further up the hill. The

proposal is minor in nature and does not extend beyond the existing footprint of the building. The proposal is not anticipated to cause any additional view impact.

D10 Building Colours and Materials

A schedule of colours and finishes has been submitted with the application. All external colours shall match those of the existing building.

D18 Accessibility and Adaptability

An accessibility report has been submitted as part of this development application and the proposal has been designed to facilitate accessibility.

Part H Appendices

Appendix 1 Car Parking Requirements

No additional carparking is proposed for the development, as the development is for a storage area measuring less than 9sqm which will not increase parking demand in the surrounding area.

SEPP (RESILIENCE AND HAZARDS) 2022

The site is subject to SEPP (Resilience and Hazards) 2021, Division 3 – Coastal environment area & Division 4 - Coastal use area. The proposal is minor in nature, will not block public access and is not likely to impact coastal vulnerabilities.

MATTERS FOR CONSIDERATION UNDER SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2013, relevant SEPPs and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft environmental planning instruments on the site.

Any development control plan

The application has been prepared having regard to the requirements of the Warringah DCP.

It is considered that the proposed design respects the desired character objectives of the DCP.

Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4.

No matters of relevance are raised in regard to the proposed development.

Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).

No matters of relevance are raised in regard to the proposed development.

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

There will be no impacts on the amenity of the surrounding built or natural environment.

The suitability of the site for the development

The subject land is currently zoned RE1 Public Recreation under the Warringah Local Environmental Plan 2011 and is considered suitable for the proposed development.

Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

CONCLUSION

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining properties, the issue of Development Consent is requested.