

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE MODIFICATION OF A CONSENT FOR ADDITIONS
AND ALTERATIONS TO THE EXISTING NORTH CURL CURL
SURF CLUB BUILDING**

LOCATED AT

HUSTON PARADE, NORTH CURL CURL

FOR

NORTH CURL CURL SURF CLUB

**Prepared
June 2014**

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1.0 Introduction

This Statement of Environmental Effects accompanies an application under S96(2) of the Environmental Planning & Assessment Act 1979 to modify DA 2013/0538 for the construction of alterations and additions to the existing surf club facilities at **North Curl Curl Surf Club, Huston Parade, North Curl Curl**.

The proposal was originally considered by Warringah Council under DA 2013/0538, with development consent issued by Notice of Determination dated 20 August 2013.

This application will seek to modify the consent as issued and will provide for a revised design to relocate the IRB/ATV storage & maintenance garage which was initially proposed as a detached building and was deleted from the consent by the imposition of Condition No 3.

The modified plans which accompany this application delete the building as required and will seek to incorporate the IRB/ATV storage and maintenance garage into the existing building footprint by enclosing the existing covered hardstand area to the western side of the building.

Also proposed is a reconfiguration of the internal layout to improve the internal access to the Members Amenities, Gymnasium and Office areas. A new external entry door is also proposed into the new office.

The modified design is detailed within the revised plans prepared by LKS Design & Drafting, Drawing No 1121DA, Sheets DA01-DA-07, Revision B dated 30 May 2014.

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. As a result of this 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.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is known as North Curl Curl Surf Club and is located at the south-eastern end of Huston Parade, North Curl and encompasses the facilities and equipment storage areas of North Curl Curl Surf Club.

The land is understood to be zoned RE1 Public Recreation under Warringah Local Environmental Plan 2011.

The site is understood to be Lot 7356 within DP 1167221.

3.0 Site Description

The land is located at the south-eastern end of Huston Parade, and borders to its south, the ocean outlet of outlet Curl Curl Lagoon.

The site is within the Curl Curl Reserve area at the northern end of Curl Curl Beach and encompasses the North Curl Curl Surf Club and its associated facilities. The application proposes minor additions and alterations to the existing surf club.

The land use principles and management of the site is detailed within the Coastal Lands Plan of Management, adopted 24 September 2002. The Plan notes North Curl Curl Surf Club within Master Plan No 4 as a facility that is to be investigated for possible further extensions.

The Plan of Management outlines the land planning and management approach to the use of the land to preserve the reserve's environmental and social values.

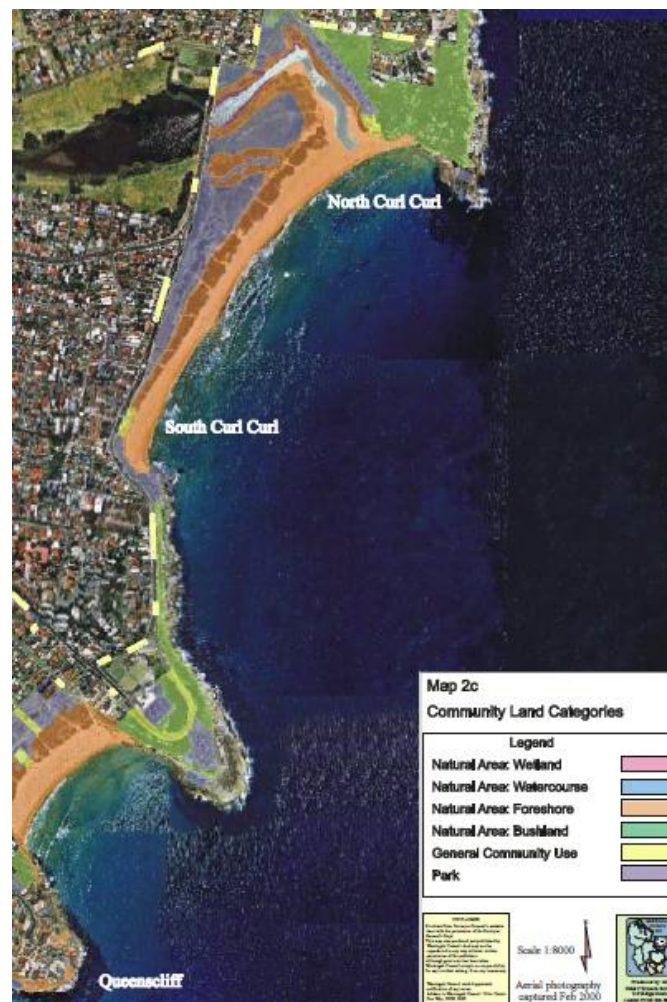




Fig 1: Location of Subject Site
(Source: Google Maps)



Fig 2: Aerial view of subject site
(Source: Google Maps)

4.0 The Surrounding Environment

The surrounding area is a mix of natural recreational uses within the proximity of the residential locality.

The immediate locality is mainly characterised by a mix of residential dwellings and public recreational facilities, with the North Curl Curl residential area to the north of the site.

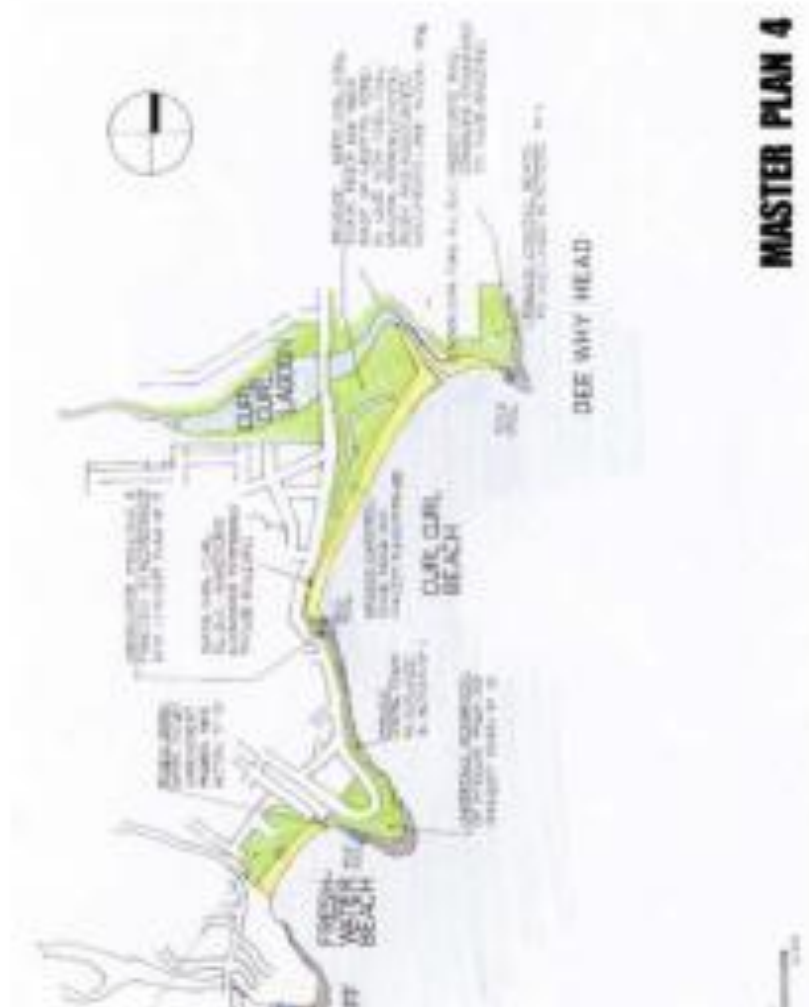


Fig 3: Warringah Council Coastal Lands Plan of Management

5.0 Proposed Development

The modified design is detailed within the revised plans prepared by LKS Design & Drafting, Drawing No 1121DA, Sheets DA01-DA-07, Revision B dated 30 May 2014.

The modifications comprise:

- The relocation of the IRB/ATV storage & maintenance garage which was initially proposed as a detached building and was deleted from the consent by the imposition of Condition No 3.

The modified plans delete the building as required and will incorporate the IRB/ATV storage and maintenance garage into the existing building footprint by enclosing the existing covered hardstand area to the western side of the building.

- Reconfiguration of the internal layout to improve the internal access to the Members Amenities, Gymnasium and Office areas.
- New external entry door is also proposed into the new office.

The additions and alterations as detailed within the architectural plans prepared by LKS Design & Drafting propose minor works which are consistent with the style and scale of the existing building.

The building is located well clear of any residential properties and the works will not unreasonably impact on the views or outlook of the neighbours.

The terms of use of the Council building will continue to be addressed under the lease arrangements with Warringah Council.

6.0 ZONING AND DEVELOPMENT CONTROL

6.1 Warringah Local Environmental Plan 2011

The land is zoned RE1 – Public Recreation. The continued use of the land for community recreational purposes is consistent with the zone objectives, which are noted as:

Objectives of zone

- *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 proposed facility is considered to be “*recreation facility (outdoor)*” which is permissible in the RE1 – Public Recreation zoning and which is permissible with consent.

Clause 4.3 provides controls relating to the height of buildings. The proposed modifications to the approved design will not see any increase in the approved, overall height of the building.

The dictionary supplement to the LEP notes building height to be (over):

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of North Curl Curl is 8.5m. The overall height of the building will be unchanged, with all new works observing the maximum height control.

Clause 5.9 relates to the Preservation of trees or vegetation. The revised proposal will not see the removal of any significant vegetation or loss of soft landscaping.

Clause 6.2 relates to earthworks. The revised proposal will not require any substantial excavation and is primarily elevated above ground level. The site is noted as Area B under Council’s landslip mapping and as such, a Geotechnical Investigation has been prepared by Crozier Geotechnical Consultants and accompanies the S96 submission.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the modified development. It is considered that the revised proposal achieves the requirements of the WLEP.

6.2 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

<u>Part B - Built Form Controls</u>			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	New wall heights less than 7.2m	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 - Side Boundary Envelope and Side Setback	No requirement identified on map		N/A
B4 – Site Coverage	No requirement identified on map		N/A
B5 - Side Boundary setbacks	No requirement identified on map		Yes
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	No requirement identified on map		N/A
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9- Rear Boundary Setbacks	No requirement identified on map		N/A
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A

Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Existing crossing and layback to be maintained	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Existing parking within Huston Parade cul-de-sac unaffected	Yes
C4 - Stormwater	Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Stormwater from the roofed areas will continue to be directed to the street gutter/lagoon in accordance with Council's controls.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	Erosion and sediment control measures to be provided	Yes
C6 - Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 - Excavation and Landfill	Site stability to be maintained	No significant disturbance to the site	Yes
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage available within site	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Works will see no increase in building footprint	Yes
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	N/A	N/A
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy	Not applicable to the modified proposal. No new major noise sources presented by proposed works.	Yes

	Requirements		
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	N/A	N/A
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	No overshadowing impact to any adjoining residential properties.	Yes
D7 - Views	View sharing to be maintained	The controls require that development should enable the reasonable sharing of views. It is not considered that the proposal will have a significant impact on any existing views currently enjoyed by surrounding properties. The site and surrounding properties enjoy a district outlook to the south and south-east and given that the roof height will not be increased, the views for the surrounding properties will be largely unaltered.	Yes
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 No direct overlooking of any surrounding residential properties.	Yes

D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of two and three levels dwellings. The design of the proposed additions will maintain the general scale and retain the overall height of the club buildings and compares favourably with other developments in the area.	Yes
D10 – Building Colours and materials		The additions to the building will be provided with recessive colours and finishes to match the existing club buildings and respect the surrounding residential locality.	Yes
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	The modified proposal remains within the existing roof area.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed external finishes and colours will be selected to match the existing club buildings and reflect the surrounding residential locality. No significant glare impacts will result from proposed new works.	Yes
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 to modified proposal.	N/A
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	Existing garbage storage areas to be retained	Yes
D15 – Side and Rear	Side and rear fences to	Side and rear fences	Yes

Fences	be maximum 1.8m and have regard for Dividing Fences Act 1991	unchanged	
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	N/A.	N/A
D17 – Tennis Courts	N/A		N/A
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required	Existing access to be maintained and addressed by Certifier with Construction Certificate documentation.	Yes
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street will be available.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	N/A	N/A
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 vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	N/A
<u>Part E – The Natural Environment</u>			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are	No significant trees are affected by the works.	Yes

	presented		
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map	New works will not see any increase in building footprint with no native vegetation to be removed or disturbance to ecological communities.	N/A
E4 – Wildlife Corridors	Identified on map	The proposed works will not see any significant disturbance to the site or require the removal of any planting. It is expected that the movement of any native fauna will not be hindered through the works.	N/A
E5 – Native Vegetation	Not identified on map	New works will not see any increase in the approved building footprint, with no native vegetation to be removed.	N/A
E6 - Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Identified on map	New works are within the footprint of existing club facilities and will not require any disturbance beyond the approved footprint. No direct impact on the waterway or riparian zone.	Yes – on merit
E9 – Coastline Hazard	Identified on map	As discussed above, the new works are within the footprint of approved club facilities and will not require any disturbance beyond the existing site conditions. A Geotechnical Investigation has been prepared by Crozier Geotechnical and has confirmed that the site and surrounds are not subject to stability	N/A

		issues.	
E10 – Landslip Risk	Identified on map as Area B. Nature of works to excavate >2m requires the submission of a Geotechnical Hazard Assessment.	Works will not require any significant excavation. A preliminary Geotechnical Assessment has been completed by prepared by Crozier Geotechnical Consultants and confirms that a Geotechnical Hazard Assessment is not required in this instance.	Yes
E11 – Flood Prone Land	Not identified on map		

7.0 MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The modified proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the revised proposal achieves compliance with its provisions.

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

7.2 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

It is not considered that there are any draft environmental planning instruments applying to the site.

7.3 Any development control plan

The proposal is considered to be well designed having regard to the relevant provisions of the Council's WLEP 2011, Warringah Coastal Lands Plan of Management & the controls of the Warringah Development Control Plan.

It is considered that the modified design respects the DCP in that it reinforces the existing recreational character of the immediate area and is compatible with the existing uses in the vicinity.

7.4 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.

7.5 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.

It is considered that the proposal, which seeks to modify the consent for alterations and additions to the existing North Curl Curl Surf Club facility, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

It is considered that the proposed design respects the objectives and intended outcomes of the Warringah Coastal Lands Plan of Management.

7.6 The suitability of the site for the development

The site is considered suitable for the proposed development.

The proposal will seek to modify the development consent for alterations and additions to the existing North Curl Surf Club facility without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.7 Submissions made in accordance with this Act or the regulations

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

7.8 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.

8.0 CONCLUSION

The principle objective of this development is to provide for a modification to the approved form of the approved additions and alterations to the existing recreational facility as initially considered under DA 2013/0538.

The application is appropriately made under S96(2) as the works are considered to be substantially the same development as originally considered under DA N0 2013/0538.

The proposal complies with the objectives of Council's LEP, Coastal Lands Plan of Management and the desired future character of the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of a s96 Modification to the Consent under the delegation of Council is requested.

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