



# Architectural Projects<sup>1</sup>

1624 – 48a Queenscliff Road,  
Queenscliff

Statement of Environmental Effects  
Alterations and Additions Residential Flat  
Building SP 4129

29 January 2016

Section 96 (1A) Modification to DA 2011/0360

# Architectural Projects

Architectural Projects Pty Ltd., ABN 78 003 526 823., [www.architecturalprojects.net.au](http://www.architecturalprojects.net.au)  
tel +61 (0)2 9319 1122., fax +61 (0)2 9319 1128., [architects@architecturalprojects.net.au](mailto:architects@architecturalprojects.net.au)  
the Foundry, Studio 1/181 Lawson Street, Darlington NSW Australia 2008



## Document

Project: 48a Queenscliff Road, Queenscliff

Project No: 1624

---

### Document Control

---

Version	Date	Document	Statement of Environmental Effects
1		Status	Final Issue,
		Author	Gary O'Reilly Director, Registered Architect 4796
		Verification	Jennifer Hill Director Registered Architect 4811

---

---

## TABLE OF CONTENTS

1. INTRODUCTION .....	2
2. DESCRIPTION OF MODIFIED DEVELOPMENT PROPOSAL .....	3
3. EXTERNAL MATERIALS, FINISHES AND COLOURS.....	4
4. WARRINGAH DEVELOPMENT CONTROL PLAN 2011 .....	4
5. STATEMENT OF ENVIRONMENTAL EFFECT .....	5
6. CONCLUSION .....	5

## ANNEXURE

A	List of Consultants
B	Schedule of External Materials, Finishes and Colours
C	Geotechnical Statement – Crozier Geotechnical Consultants
D	Building Code of Australia and Fire Safety Assessment Statement
E	Revised BASIX Certification

## 1. INTRODUCTION

This Statement of Environmental Effects has been prepared for **Robinson Strata Manager SP 4129** by Architectural Projects Pty Ltd, Architects.

The Development Consent DA 2011/0360 is for alterations and additions to an existing eleven-storey tower residential flat building SP 4129 at 48A Queenscliff Road (the site) to:

- Consolidate and increase the car parking on site,
- Convert existing parking floors and undercroft spaces to provide two new residential apartments,
- Upgrade the building's entry foyer, waste facilities and general storage,
- Improve the built form appearance, in particular the dominant bulk of the existing building's podium and its setting in relationship to nearby public spaces,
- Provide upgrades to Building Code of Australia and fire safety requirements,
- Undertake associated landscaping and other improvements, and
- Strata subdivision of common areas including garages.

The Section 96 works are to occur in parallel with an approved Fire Upgrade.

A Construction Certificate for the approved development has not been issued and no works commenced on site. The strata corporation has instructed Architectural Projects, the applicant, to lodge a Section 96 (1A) modification involving changes with a minimal environmental impact to the approved design to:

1. Improve the design quality of the undercroft level Unit A with appropriate mitigation provided for the protection of privacy and views of the adjoining property to the west.
2. Improve the internal layout of Unit B on the reduced ground floor of the unit.
3. Delete garage space (area to be added to Unit B) and add car stackers and tandems to retain the same level of car parking while deleting the excavated lower level plan.
4. Amend access and amenity of the northern roof terrace.
5. Improve the appearance of the façade.
6. Other minor modifications referred to in the Section 96 (1A) Modification Schedule.
7. Overall there is no increase in FSR.

There is no increase in FSR. There is no increase in height.

A geotechnical investigation statement, Building Code of Australia and fire safety statement and revised BASIX certification form part of the application.

The modifications were reviewed at a pre-DA lodgement meeting held at Warringah Council on 8 July 2015

The proposed development is consistent with the provisions of the relevant State Environmental Planning Policies, the objectives of Warringah Council's Local Environmental Plan and Development Control Plan for the Queenscliff locality. The modification will result in improvements to the approved development and will have minimal environmental effect on adjacent properties.

## 2. DESCRIPTION OF MODIFIED DEVELOPMENT PROPOSAL

The proposed modifications to the approved development are as follows:

Undercroft Level	Extend size of Unit A Reorganise layout Reduce external columns Add windows to west elevation
Low Level	Delete Unit B in part Retain two non-complying double garage Add two car spaces Reduce 11 spaces (plus 6 stackers) to 6 spaces
Ground Floor	Delete pond Amend lobby Amend curved wall to straight wall Modify Unit B Add one space and two tandem spaces Increase six spaces to seven spaces (including two tandem) net increase one space and two tandem
First Floor	Increase four spaces to five spaces (five stackers) net increase one space and five stackers Delete internal stair from garage Increase garage to west Move west wall to align with building
Second Floor	Amend communal terrace to private terrace Extend terrace over garage to west

### Summary of Car Parking

Level	Approved DA	Proposal
Lower Basement	10 spaces, 6 stackers	6 spaces (3 additional tandem)
Ground Floor	6 spaces	6 spaces (2 additional tandem)
First Floor	4 spaces	5 spaces (5 stackers)
Total	20 spaces, 6 stackers 26 total	17 spaces, 5 stackers, 5 additional tandem total 27

Note the current approval requires 17 separate spaces, which are not shared. 17 spaces are provided, 10 of which are double spaces due to the use of stackers, tandems, In addition there are 2 non complying doubles.

### 3. EXTERNAL MATERIALS, FINISHES AND COLOURS

The proposed modifications will not change the building's external materials, finishes and colours, which in the approved design will have low reflectivity and be suited to the corrosive coastal environment.

The modified works will retain the mixed palette of colours and materials used to provide accent to selected areas that are to be highlighted.

Balustrades will be a composite of stainless steel and toughened glazed panels.

Window glazing will be tinted grey or obscured glazing where privacy is to be protected.

### 4. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Consideration of the Section 96 (1A) Modification proposal against the Warringah Development Control Plan 2011 for the following Parts:

- Part B: Relevant Built Form Controls
- Part C: Relevant Siting Factors
- Part D: Design
- Part E: The Natural Environment

Relevant Control	Requirement	Compliance	Comment
<b>Part B: Relevant Built Form Controls</b>			
B3 Side Boundary Envelope	45° planes from 5 metres above natural ground	Yes	Proposed modification complies with side boundary envelope.
B5 Side Boundary Setbacks	Min. 0.9 metre Setback	Undercroft Yes  Lower Level Store No	Proposed Undercroft Level external western stair and landings comply with side boundary setback.  Proposed Lower Level Store, with a nil setback to the eastern side boundary, is below the original natural ground level of the site and requires a merit determination. There will be no adverse environmental effect caused by the new Store.
B7 Front Boundary Setbacks	6.5 metres	Yes	No changes proposed.
B9 B10 Rear Boundary Setbacks	6 metres	No	No changes proposed
<b>Part C: Relevant Siting Factors</b>			
C2Traffic,		Yes	No changes proposed.Compy with ASA Standards

Access and Safety			Improved parking.
C3 Parking Facilities	17 spaces	Yes	17 spaces provided plus 5 mech. Stackers and 5 tandem and 2 non complying doubles (29 spaces).
C7 Excavation & Landfill		Yes	No adverse effect upon the visual and natural environment or adjoining and adjacent properties. Excavation ensures the geological stability of the work

## 5. STATEMENT OF ENVIRONMENTAL EFFECT

### Privacy

The addition of a western facing window to the Unit A Bedroom is setback 7.90 metres from the side boundary and set behind a high screen wall and will not impact on the privacy of the residential flat building at 1A Greycliffe Street as the window is small and screened by landscaping and a screen.

The addition of a new Bedroom window and increase in size to the approved windows on the eastern side of Unit B, Ground Floor Level, will have a setback of 2.4 metres from the side boundary. The windows will not impact on the privacy of 42 Queenscliff Road as the modified size windows face on the beach and a solid wall is proposed to the adjacent building.

### Views

No other parts of the proposed modifications will have an impact on the views from the adjoining properties and therefore no mitigation is required.

The reduction in column size to the south façade will improve views from 1 Greycliffe Road.  
The extension to the Bedroom of Unit B Ground Floor will not impact on views from 42 Queenscliff Road.

### Access to sunlight

The extension to the Bedroom of Unit B Ground Floor will not cast shadows on adjacent properties

## 6. CONCLUSION

The proposed modifications to the alterations and additions will result in improvements to the built form of the approved development for the residential flat building. The modifications will improve the amenity of the two new high quality apartments and result in a better layout for the units. The additional parking space on site will benefit the occupants of the building.

The proposal is consistent with the character of the Queenscliff locality and will provide an improved standard of design that addresses public spaces, integrates with the landscape and topography, including rock outcrops and remnant bushland, and complements long distance views of the locality.

The development complies with the statutory instruments and development standards and controls. A strong merit case is provided where non-compliance with a particular standard or control is unavoidable. In each case the objectives of the control have been otherwise complied with.

The proposed modifications achieve the NSW government design quality objectives for residential flat development and environmental protection requirements for coastal areas.

The modifications will have no adverse environmental effect on nearby public open spaces and surrounding properties. The application is supported by geotechnical and Building Code of Australia assessments and revised BASIX certification. It is recommended therefore that the determining authority give consent to the Section 96 (1A) application.



A. ANNEXURE A

LIST OF CONSULTANTS

**Architect:**

Architectural Projects  
Studio 1, 181 Lawson Street, Darlington, NSW 2008  
Tel: 02 8303 1700 Fax: 02 9319 1128  
Email: [architects@architecturalprojects.net.au](mailto:architects@architecturalprojects.net.au)

**Building Code of Australia:**

BCA Logic  
Stuart Boyce  
Locked Bag 8, Chatswood, NSW 2067  
Tel: 029 411 5360 Fax: 029 411 5420  
Email: [sboyce@bcalogic.com.au](mailto:sboyce@bcalogic.com.au)

Geotech Engineer  
Crozier Consulting  
Suite 203/30 Fisher Road Dee Why NSW 2099  
Tel 02 99729578 Fax 02 99711774  
Email: [info@croziergeotech.com.au](mailto:info@croziergeotech.com.au)

**EFFICIENT LIVING - Sustainable Building Consultants**  
13/13 Lagoon St, NARRABEEN, NSW 2101  
Tel: 02 9970 6181 Fax: 02 9970 6181  
Email: [www.efficientliving.com.au](http://www.efficientliving.com.au)

Montek Property Surveyors  
Tel: 02 9922 4996 Fax: 02 9225 9880  
Email: [info@MontekPropertySurveyors](mailto:info@MontekPropertySurveyors)

## B. ANNEXURE B

## SCHEDULE OF EXTERNAL MATERIALS, FINISHES AND COLOURS

Surface	Material	Finish	Colour
Podium Walls	Stone	Stone	Stone facing
Garage walls	Metal Louves	Acratex paint	Charcoal
Planter walls	Render	Acratex paint	Stone facing
Retaining walls	Render	Acratex paint	Stone facing
Fire stair bay	Render	Acratex paint	Stone facing
Upper level walls	Render	Existing	Existing
Balcony soffits	Render	Existing	Existing
Podium soffits	Render	Existing	Existing
Entry floors	Existing	Vitrified non-slip	Render
Balcony floors	Existing	Vitrified non-slip	Tile
Terrace floors	Stone	Stone	Stone Tile
External steps	Stone	Stone	Stone Tile
Garage floors	Tile	Steel trowel	Tile
Driveways	Stone	Stone	Stone
Paving	Stone	Stone	Stone
Garage doors	Metal Louvers	Colorbond Ultra	Charcoal
Windows	Aluminium powdercoat	Powdercoat Tinted glass	Light Charcoal
Balustrades 1	Aluminium frame and glass	316 Stainless Toughened glass	Pale charcoal
Balustrades 2	Steel	316 stainless	light charcoal
Balustrades 3	Aluminium frame and glass	Paint 316 stainless	blue charcoal
Existing Balustrades	Steel and Glass	Existing	White and glass
Screens – wind	Steel	316 stainless Toughened glass	Existing opaque glass
Screens – privacy	Render and steel	316 stainless Toughened glass	Charcoal Steel frame and glass louvers
Pergolas	Steel frame	Acratex paint	charcoal and glass panel
Garage walls	Metal Louves	Acratex paint	Charcoal

C. ANNEXURE C

Geotechnical Engineer's Statement