

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Studio & Alterations and Additions
to Existing Dwelling.

AT

No.21A Greycliffe Street,
Queenscliff, NSW

24 March 2025

Quay Planners

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Introduction

This Statement of Environmental Effects has been prepared as required by Section 4.15 of the Environmental Planning & Assessment Act, 1979, and in consideration of Warringah Council LEP & DCP.

Our proposal is to convert the out building at the rear into a Studio and minor alterations and additions to the existing dwelling.

A pre-lodgement meeting was held on 23 January, 2025 and this submission incorporates appropriate responses to this meeting. A copy of the pre-lodgement minutes is attached on the portal.

Site Description

The subject site is 21A Greycliffe Street, Queenscliff.

The site is a fairly regular shaped allotment with a 12.57m frontage to Greycliffe Street and a total site area of 283.1m².

The land has a fall of approximately 500mm across the width of the Greycliffe Street frontage of the site and falls from north to south.



View from Greycliffe Street

Existing Development

The site is occupied by a two-storey dwelling with one outbuilding and one covered pergola at the rear.

Adjoining Development

The site is adjoined by three/four storey residential flat buildings to the south, north and west.

A mixture of residential development comprising predominantly detached dwelling houses and residential flat construction of two (2), three (3) and four (4) storeys occupies the locality.

The site is well located to community infrastructure with parks, schools and hospitals connected by bus stops in Queenscliff Road. It is within walking distance to the ferry that links to the Sydney CBD.

Proposed Development

The proposed development is shown on plans prepared by Quay Planners:

The proposal involves the following:

- Convert part of the existing garage into a storage area.
- Provide staircase to access existing loft storage above the existing garage with a dormer window for lighting.
- Demolish the rear covered pergola.
- Modify and extend existing outbuilding to provide a new studio at the rear of the property
- Provide an open deck at the front of the dwelling with a retractable awning.
- Square off the rear right corner of the dwelling to extend existing kitchen area.
- Minor internal alterations to the floor plan.
- Clad house and studio with painted weatherboards
- Replace the current tiled roof with colorbond roofing sheets.
- All external to re-cladded or existing brickwork painted dulux vivid white.
- Provide a 1.8m timber slated fence on the southern boundary.

The attached plans outline the subject site, internal layout and elevations of the proposed development. A storm water plan has been submitted with this development application.

The following sections of this report undertake a detailed assessment of the proposal in relation to the objectives and development standards of Warringah City Council's Residential DCP and LEP.

Warringah Local Environmental Plan 2011 (WLEP)

The land is zoned E1 Neighbourhood Centre Zone under the WLEP. The objectives of the zone are:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To ensure that neighbourhood centres provide a village-like atmosphere and safety and comfort for pedestrians.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

Clause 2.3 (2) provides that the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

Business premises, neighbourhood shops and shop top housing are permissible uses within the zone with the consent of council.

Dwelling houses (inclusive of alterations and additions to the dwelling house) are not permitted within the E1 Local Centre zone under the Warringah Local Environmental Plan 2011 (WLEP).

Existing Use Rights

History

07/06/1963 – Rezoned Neighbourhood Business 3(c).

06/02/1976 – Rezoned Residential 2(a).

18/06/1977 – Building approval for a two storey dwelling BA-C556/77.

14/04/1978 – Rezoned Neighbourhood Business 3(c).

20/05/1988 – Dwelling houses allow in 3(a) zone.

09/12/2011 – B1 later to E1 which prohibits dwelling houses

On 18/8/1977 while the property was Zoned Residential 2(a), Warringah Council issued a Building Approval No.C556/77 for a two storey dwelling which currently occupies the site. In 1995 the property whilst was zoned Neighbourhood Business 3(c), Mr Ruskin had to demonstrate to Council that he had Existing Use Rights before he could seek approval for a covered outdoor pergola via DA95/484. Mr Ruskin has continued living at the property for the past 32 years until the property settles in May 2025.

This demonstrates continued Existing Use Rights.

The Environmental Planning and Assessment Act 1979 under Division 4.11. Existing uses allows for the use of a building, work or land for a particular use that is now currently not permitted. The definition of “existing use” means:

(a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this division have the direct effect of prohibiting that use, and
(b) the use of a building, work or land-
(i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.

Clause 4.3 Height of Buildings

Clause 4.3 (2) imposes a maximum building height of 8.5m in respect of the subject site.

The proposal maintains the existing ridge level of 7.0m.

B7 Front Boundary Setbacks

The objectives of the DCP in this regard are:

- *To create a sense of openness.*
- *To provide opportunities for casual surveillance of the street.*
- *To provide opportunities for deep soil landscape areas and aesthetic improvements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

The proposal incorporates a new timber deck which would have a front setback of 3.7m off Greycliffe Street. Council's front setback requirement is currently zero and therefore this complies.

B10 Merit assessment of rear boundary setbacks

The objectives of the DCP in this regard are:

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

The DCP requires that rear boundaries setbacks be determined on a merit basis and will have regard to:

- *streetscape;*
- *amenity of surrounding properties; and*
- *setbacks of neighbouring development*

The proposed development incorporates converting an out building into a Studio. The rear setback will be 100mm with a maximum height of 3.6m.

Part C Siting Factors C2 Traffic Access and Safety

The objectives of the DCP in this regard are:

To minimise:

- a) traffic hazards;*
- b) vehicles queuing on public roads*
- c) the number of vehicle crossings in a street;*
- d) traffic, pedestrian and cyclist conflict;*
- e) interference with public transport facilities; and*
- f) the loss of "on street" kerbside parking.*

The existing driveway will be retained.

C3 Parking facilities

The objectives of the DCP in this regard:

- To provide adequate off street carparking.*
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

The Australian standard for parking is 2980.1: 2004

The DCP requires two parking spaces. The existing driveway can accommodate one car space. Council have indicated via the pre lodgement meeting notes that they would support the provision of 1 parking space instead of 2.

C3(A) Bicycle Parking and end of trip facilities

The objectives of the DCP in this regard are:

- To help meet the transport needs of the Warringah community*
- To encourage healthy active lifestyles and help reduce reliance on private motor vehicles*
- To provide convenience and safety for bicycle users*

Bicycles will be located in storage off the existing garage/home office space as shown on the plans.

C4 Stormwater

Stormwater concept plans prepared in accordance with the requirements of the DCP accompany the application. Stormwater from new roofed and hard surfaced areas will be collected, piped and drained to existing storm water system in Greycliffe Street.

C5 Erosion and Sedimentation

Erosion and Sedimentation Control Plans prepared in accordance with the requirements of the DCP, form part of the architectural drawings which accompany the application.

C7 Excavation and Landfill

The objectives of the DCP in this regard are:

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

It is not anticipated that any excavation works will be required.

C8 Demolition and Construction

A Demolition and Construction Management Plan prepared in accordance with the DCP, forms part of the architectural drawings which accompany the application.

C9 Waste Management

A Waste Management Plan prepared in accordance with the requirements of the DCP forms part of the architectural drawings that accompany the application.

Part D Design

D1 Landscape Open Space and Bushland Setting

The site is not included on the Landscape open space and bushland setting map.

D2 Private Open Space (POS)

The objectives of the DCP in this regard are:

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

The existing private open space will be maintained.

D3 Noise

The objectives of the DCP in this regard are:

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

No new mechanical plant and equipment will be allocated to the site

D6 Access to Sunlight

The objectives of the DCP in this regard are:

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*

- *To promote passive solar design and the use of solar energy.*

As per the shadow illustrates no adjoining residence are deprived by any addition overshadowing.

D7 Views

The objectives of the DCP in this regard are:

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

No adjoining neighbours are deprived by loss of view.

D8 Privacy

The objectives of the DCP are:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

No adjoining neighbours are deprived by loss of privacy.

D9 Building Bulk

The objectives of the DCP in this regard are:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

The bulk and scale remain unchanged.

D10 Building Colours and Materials

All materials will match the existing dwelling. See the attached colour schedule on the plans.

D11 Roofs

The objectives of the DCP in this regard are:

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

A dormer window will be added to the loft storage area above the garage to provide light for the occupants.

D18 Accessibility

The objectives of the DCP in this regard are:

- *To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.*
- *To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.*

The accessibility remains unchanged.

D20 Safety and Security

The DCP seeks to ensure that development maintains and enhances the security and safety of the community.

The front door provides surveillance to the Street

CONCLUSION

The proposed development is to convert the out building at the rear into a Studio and provide minor alterations and additions to the existing dwelling.

The proposal is permissible within the E1 Local Centre with the consent of Council and under Existing Use Rights as defined under The Environmental Planning and Assessment Act 1979 under Division 4.11.

Local Environmental Plan 2011, Warringah Development Control Plan 2011 and relevant Council Policies indicates that the development will be generally consistent with the requirements of these planning controls.

The proposal is reasonable and appropriate when considered under the relevant Heads of Consideration in Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979, and is worthy of favourable consideration by Council.

