

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

For

### **NEW DISABLED ACCESS LANDING AT SOUTH CURL CURL SLSC CARRINGTON PARADE SOUTH CURL CURL**

Park lot 7356 DP 1167721

DATE 10-12-14

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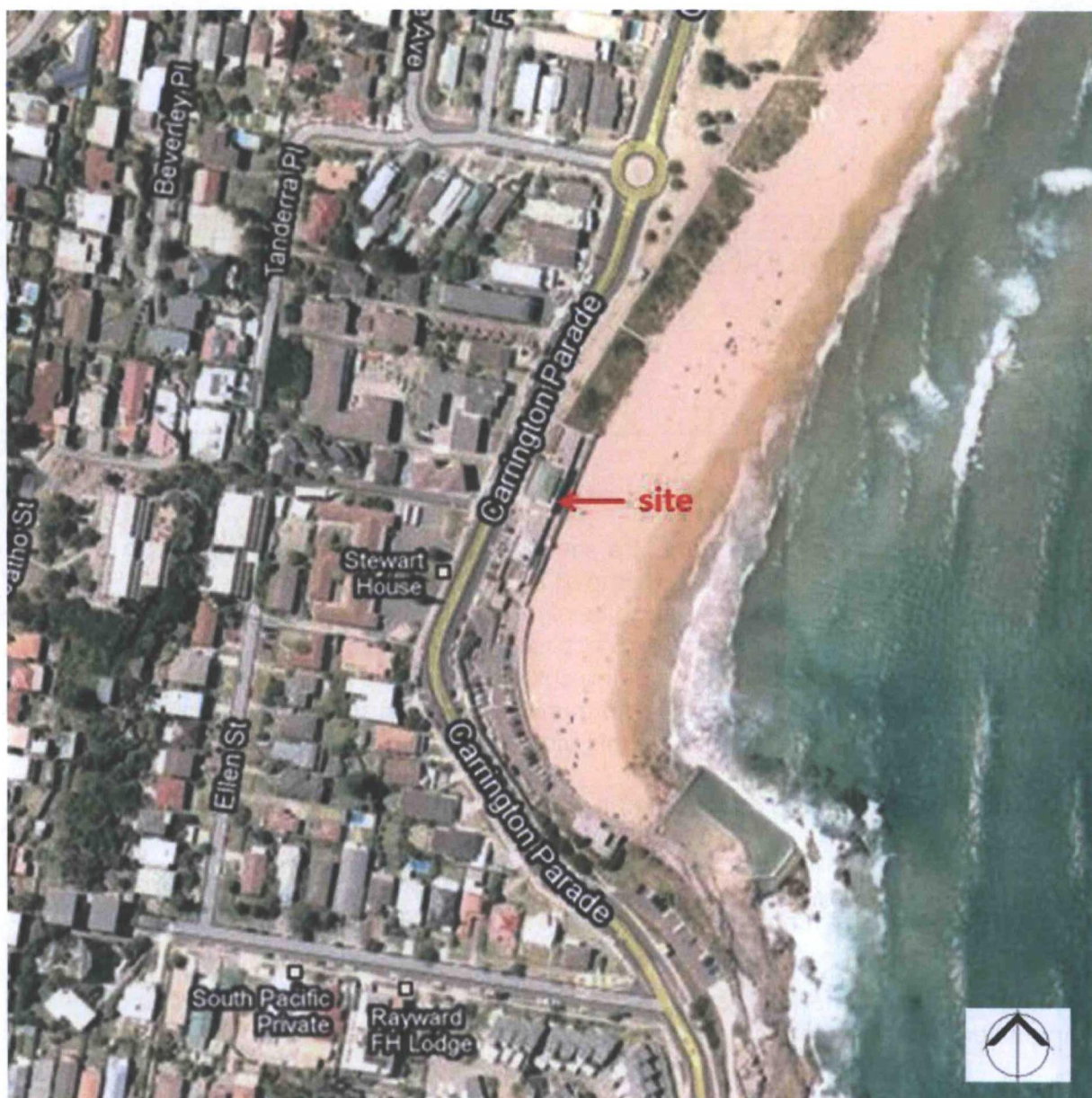
#### **1.0 INTRODUCTION**

This document forms a component of a section 96 application that proposes a change to the location of a disabled access ramp at South Curl Curl SLSC Carrington Parade South Curl Curl. The proposed change involves a disabled access ramp to be constructed that will provide greater access to the observation deck. The original proposal saw the new access ramp being cut into the existing deck that is also the roof for a lower level storage room. This roof has substantial structural elements forming part of the overall building integrity at this location.

The application is accompanied by a full set of architectural drawings for the proposed access ramp.

#### **2.0 SITE DESCRIPTION AND LOCATION**

The site known as South Curl Curl SLSC Carrington Parade South Curl Curl is a building which is located at the southern end of Curl Curl beach. The location of the site is identified on the aerial photograph included as **Figure 1**.



**Figure 1:** Site Location (Source: Google Maps 2011)

The SLSC building adjoins the road reserve of Carrington Parade to the west. A concrete pedestrian promenade adjoins the building to the east. Two pedestrian links are provided from Carrington Parade, through the SLSC building, to the pedestrian promenade on the eastern side of the building. The proposed amendment involves the observation deck and adjacent stair way only.





**Fig 1&2.** Views of the observation platform which is to be retained in its entirety and the top of stairs where the proposed new access ramp will be placed.

### 3.0 PROPOSED DEVELOPMENT

The development involves construction of a disabled access ramp as depicted on architectural plans CC-03 RevB and CC-04 RevB.

The works require the construction of a concrete ramp from the Carrington Parade footpath to the eastern end of the Observation Deck. The ramp would be located above the existing stairway to the Northern side at the Carrington Parade end (start of ramp) and run along the Southern wall of the building rising towards the Eastern end. The ramp will then turn south and join onto the North East corner of the Observation deck. The existing proposal has the disabled ramp cutting through the Observation Deck to achieve access.

As part of the proposed change there will also be a set of stairs provided for general access off the Carrington Parade footpath for general users, currently access at this point is via a steeply sloping ramp which is quite hazardous in wet weather.

### 4.0 SITE SUITABILITY

The change in location of the access ramp will result in a more direct route for disabled users. The stairway into which the access ramp will be placed reduces the stairway by a little less than 50% in width. This still leaves a stairway width of 1220mm for access to the beach from the Carrington Parade footpath for general users. The site also has a set of stairs approximately 20 metres to the North available for general users.

The proposed change will provide an improved access way to the Observation Deck for both the disabled and general users. It will also retain in full the available area of the Observation Deck.

## **5.0 PRESENT USE AND PROPOSED USE**

The site is currently occupied by a Surf Lifesaving Club and will remain so as a result of the proposed work.

## **6.0 ACCESS AND TRAFFIC**

No alteration to the existing road access or parking spaces around the building are proposed or impacted.

## **7.0 OVER SHADOWING**

The concrete ramp is on the south end of the building so will cause minimum additional shadow effect on the additional property to the east and the west. This will have no impact on users of the facility.

## **8.0 VIEWS**

The ramp will have no impact on views of local residents or general public; it will in fact enhance access to the viewing area.

## **9.0 PRIVACY**

There is no impact on Privacy to residents or users of the facility as a result of these works.

## **10.0 AIR AND NOISE**

The proposed work will not cause undue noise generation during the period of construction. The proposed usage of the facility will not alter following completion of the works.

## **11.0 ENERGY**

The proposed additions represent less than 1.0% increase in the overall mass of the building and as a consequence there will be little change the energy performance of the overall building.

## **12.0 WASTE**

Only minimal soil, if any, will be excavated from the site and this will be disposed of in an approved manner. A section of the existing roof slab will be demolished to allow for the proposed ramp access. Demolished material from the existing structure is to be re-used where possible or removed for recycling of the waste materials.

No hazardous material will be used on the site, nor will any hazardous material be required to be removed from the site.

### 13.0 CONCLUSION

The moderate nature of this proposal and the improvement to the Observation Deck access for both disabled and general users, results in a positive outcome for the community.

The alterations and additions to the Observation Deck are consistent with the intended proposed use as outlined in DA2012/0180, with only minor external alterations that are in keeping with similar structures in the area.

Accordingly, we consider the proposal causes no deleterious environmental effects.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Stoker', with a stylized flourish at the end.

Darrin Stoker

President

SCCSLSC

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