



Statement of Environmental Effects

Modification – Minimal environmental impact 4.55(1A)

48a Queenscliff Road, Queenscliff

Lot SP 4129

28 October 2020

Document	Statement of Environmental Effects
Project	48a Queenscliff Sect 4.55
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1	09.10.20	For Review	Craig Shelsher
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Introduction

This statement of environmental effects has been prepared by Custance Associates Pty Ltd. To accompany the Development Consent DA 2011/0360 for the modification of minimal environmental impact to an existing twelve-storey tower residential flat building SP 4129 at 48a Queenscliff Road. The application is being lodged by Kate Gassmann, project manager of the Owners Corporation of SP 4129

Summary of modifications include:

1. Removal of side path alongside the western boundary
2. Repositioning of the terraced garden beds
3. Upgraded ventilation stack to Building Code of Australia requirements
4. Change in fire safety requirements to replace FER r3 (fire curtain system) with FER r4 (sprinkler system)

The Owner's Corporation has instructed C&C Project Management to lodge a Modification 4.55 (1a) involving changes with a minimal environmental impact to the approved design to:

1. Improve the visual privacy with appropriate mitigation provided for the protection of privacy and views of the adjoining property to the west and the undercroft unit
2. Maintain the visual outlooks to the south east from the adjoining property to the west
3. Other minor modifications referred to in the Modification 4.55 Schedule
4. Overall there is no increase in FSR

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.

Description of Modified Development Proposal

The proposed modifications to the approved development are as follows:

South West Garden

Side path removal

The original DA (2011/0360) includes a side path alongside the western garden. Proposed modification is removal of the side path in the south western garden to inhibit congregation of people along the western boundary that would overlook the eastern windows of 1a Greycliffe Street.

Additionally, proposal is to include a pond to the highest terrace garden bed which would further prevent people to overlook the eastern windows of neighbouring property and would only be accessed for gardening / pond servicing.

Repositioning of terraced garden beds

The original DA (2011/0360) includes a three-tiered terrace garden. The terraces fall in 3 near equal portions to breach the terrain difference from the finished floor level of the undercroft apartment to the stormwater pit at the base of the retaining wall. The proposed modification is the repositioning of the gardens in order for the lowest terrace to sit behind the building line which would not impact the view to the ocean for 1 & 1a Greycliffe Street owners – condensing the 3 terraces to the north on higher ground.

Vegetation to terraced garden beds

The proposed planting to the terraced garden beds sits within the building line of 48a Queenscliff Road respecting and maintaining the line of sight (view) from the neighbouring properties as shown in the landscape drawing.

The terraces are constructed with rough sandstone blocks excavated from the site being naturally harmonious with the surrounding headland rock forms. The choice of planting comprised mainly of ground covers and a feature of a frangipani in the centre terrace bed are all expected to be able to tolerate the coastal west facing conditions and survive in the shallow beds and would require very little to low maintenance.

The inclusion of low and dense planting coupled with the pond on the upper terrace precludes the terraces from being standing platforms protecting the privacy of the neighbouring residents as noted above.

The placement of boulders at the foot of the beds is designed to safeguard in perpetuity the view corridor from any plant of a substantial height being able to take root – further protecting the amenity of the neighbouring residents, while providing a substantially improved environmental outlook from the shotcrete and asthma weed that previously prevailed in the same location.

Update to the Fire Engineering Report

The construction certificate awarded for the works at 48a Queenscliff Road cited the inclusion of the Fire Engineering Report r3 by BCA Logic dated 31.07.2018. The original DA 2011/0360 proposal has been to fire isolate the existing building that was not subject to the DA from the new elements of the building that were subject to DA.

Concerns were raised by several consultants regarding the ongoing maintenance with the fire curtain system in a coastal environment. BCA Logic then proposed a long-term performance solution by the use of sprinklers in FER r4 (23.09.2019) which has been endorsed in a peer review by Peter Gardener & Associates (22.11.2019).

The sprinkler solution in FER r4 has been installed and certified. Proposed modification seeks to replace FER r3 with FER r4 as the documented fire engineering solution.

Ventilation Stack

The mechanical ventilation system is a BCA requirement. The performance solution has been installed in accordance with the relevant regulation and design by Jones Nicholson Engineers. The ventilation system draws from all levels of car parking and is ducted to the roof top terrace. The ventilation stack itself is in line with the already approved vegetation from DA 2011/0360 (and subsequent modifications) however is also centred on the terrace within the garden bed so as to not impact the peripheral view neighbouring properties might have to the south east or south west of 48a Queenscliff Road. The stack also provides further privacy for 44 Queenscliff Road from the residents situated on the roof terrace at 48a Queenscliff Road and has been painted in a dark, non-reflective colour.

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 plate of colours and materials used to provide accent to selected areas that are to be highlighted

Warringah Development Control Plan 2011

Consideration of Section 4.55(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

Part B: Relevant Built Form Controls

Relevant Control	Requirement	Compliance	Comment
B3. Side Boundary Envelope	45deg planes from 5m above natural ground	Yes	No changes proposed
B5. Side Boundary Setbacks	Min 0.9m setback	Yes	Proposed terraced garden comply with side boundary setback
B7. Front Boundary Setbacks	6.5m	Yes	No changes proposed
B9 + B10. Rear Boundary Setbacks	6m	No	No changes proposed

Part C: Siting Factors

Relevant Control	Requirement	Compliance	Comment
C7. Excavation & Landfill		Yes	No changes proposed

Part D: Design

Relevant Control	Requirement	Compliance	Comment
D1. Landscaped open space and bushland setting	Minimum 40% landscaped open space	Yes	No changes proposed

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Privacy

The South West Garden to the undercroft level is set back 0.9m of the side boundaries and tiers down three levels in line with the existing fall of the site topography. The proposed landscape includes a 4m high mature tree providing extra screening from the unit on the undercroft level to the adjacent unit blocks. A pond to the highest terrace garden bed would further prevent people overlooking the eastern windows of 1 Greycliffe Street and would only be accessed for gardening / pond servicing.

The mechanical riser to the north has no impact on the units to the front of the site as there are no immediate windows from the residential units.

Views

The proposed landscaping is a combination of low height planting and a 4m high mature tree which sits behind the building line which would not impact the view to the ocean for 1 & 1a Greycliffe Street owners.

The mechanical riser to the front of the site will have no impact on the views from 44 Queenscliff Road.

Noise

The ventilation stack to the north/front of the building to the terrace provides the mechanical ventilation to the carpark below. All plant items, equipment and materials are provided and installed in a manner to provide a quiet and vibration free system. The maximum recommended design sound level to the car parking areas is 65dB. The stack is set back from the residential units over 8m and is separated by block wall with no windows overlooking the mechanical riser. Furthermore, the property on the adjacent allotment is set back from the boundary by approximately 10m. The mechanical riser to the front of the site will have minimal acoustic impact on the residence and adjoining properties.

Conclusion

The proposed modifications to the alterations and additions will result in improvements to the landscaping and building performance for the residential unit block. The planting schedule, pond and specific placement of the south west garden along with the deletion of the side path will provide privacy and maintain views to the ocean for the adjoining properties. Alterations to the ventilation stack and a compliant fire engineering solution will provide an improved building for residents and owners.

Appendix

A. List of Consultants

Architect

Custance Associates Australia Pty Ltd
Level 2, 228 Pitt St, Sydney NSW 2000
T: 02 9501 0177
E: projects@custance.com.au

Landscape Architect

Space Landscape Designs
Jason Elboz
Suite 138, 117 Old Pittwater Road, Brookvale, NSW 2100
PO Box 4178, North Curl Curl, NSW 2099
T: 02 9905 7870
E: jason@spacedesigns.com.au

Mechanical Engineers

Jones Nicholson
Scott McLaughlin
Suite 45, 40-44 Belmont Street, Sutherland NSW 2232
T: 02 9521 3088
E: nsw.mail@jonesnicholson.com.au



B. Landscape Plan

(SEE ATTACHMENT)