

7 February 2021

The General Manager
Northern Beaches Council

Statement of Environmental Effects – Removal of existing planter boxes and installation of new glass balustrading to a Residential Flat Building at 35 – 43 Dalley Street, Queenscliff

Introduction

Urbanism Pty Ltd Planning and Development was engaged by the Owners of Lots 18-23 of Strata Plan 74448 to prepare a Statement of Environmental Effects to support a development application for the removal of existing planter boxes and the installation of new glass balustrading at 35 – 43 Dalley Street, Queenscliff. This development application (DA2020/0827) was approved on 19/10/2020.

The Owners of Lots 16 and 17 are now also submitting a development application for the same scope of works that was approved for Lots 18-23. This Statement of Environmental Effects supports a development application for the removal of existing planter boxes and the installation of new glass balustrading at 35 – 43 Dalley Street, Queenscliff. This will enable a consistent façade along the North-West wall of the building and ensure that all units have a consistent-looking and safe balustrade.

Site Description

The subject site, 35 – 43 Dalley Street, Queenscliff, is legally known as SP 74448.

The subject site is a sloped, irregular south-west to north-east corner-oriented site approximately 1,727m² in area with a frontage to Dalley Street and Oliver Street.

The subject site contains a four (4) storey residential flat building with basement car parking.

Details of Proposal

The development proposes the removal of the existing planter boxes on the balconies to Units 16-17 on the roof terrace level (as annotated on the plans) and the installation of new glass balustrades.

The proposed works have been approved by the Owners Corporation and are being proposed to prevent further water damage to the building's roof terraces as the drainage points under the planter boxes are difficult and costly to maintain. This will also ensure a consistent façade along the North West elevation on Oliver Street given the other lots on the North West boundary (U18-23) have had this work approved under DA2020/0827.

Section 4.15 Assessment Section 4.5(1)(a)(i) – Provisions of Any Environmental Planning Instrument

Warringah Local Environmental Plan 2011

The subject site is zoned R3 Medium Density Residential under Warringah Local Environmental Plan 2011.

The objectives of the zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

The proposed glass balustrades are considered to be alterations to the existing residential flat building and are therefore permissible in the R3 Medium Density Residential zone.

The glass balustrades will not increase the existing height of building.

The glass balustrades in place of the planter boxes will not have any adverse impact on the character of the existing building or the amenity of properties in the vicinity of the subject site. The glass balustrades in place of the planter boxes will improve drainage and prevent ongoing issues with water damage being caused by the planter boxes.

State Environmental Planning Policy (Coastal Management) 2018

The site is identified as being within the Coastal environment area. It is not envisaged that the removal of the planter boxes and installation of glass balustrading will have an adverse impact on land within the coastal environment area.

Section 4.15(1)(a)(ii) – Provisions of Any Draft Environmental Planning Instrument

There are no draft EPIs which apply to the proposal development or subject site.

Section 4.15(1)(a)(iii) – Provisions of Any Development Control Plan

Warringah Development Control Plan 2011 (WDCP2011)

The WDCP2011 was adopted by Council on 8 June 2010 and came into effect on 9 December 2011. On commencement of this plan, all of the development controls plans which previously applied to the whole of Warringah LGA will cease to have effect. Instead, the

provisions within those development control plans will now be contained within this plan. It follows that this plan will be the only development control plan that applies to all land within the Warringah LGA.

The following table assesses the proposal against the relevant controls contained in the DCP:

Item	Requirement	Proposal	Compliance
Part B Built Form Controls			
B2 Number of Storeys	1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The removal of the existing planter boxes on the terrace level and the installation of a new glass balustrade in place will not affect the overall height of the existing building.	✓
Part C Siting Factors			
C4 Stormwater	<p>1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like</p> <p>2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p>	<p>The removal of the existing planter boxes will improve drainage from the development. The planter boxes have caused regular blockages which is difficult and costly to maintain.</p> <p>The stormwater system for the development is existing. As above, the planter boxes are currently inhibiting this movement and therefore are causing maintenance issues as described.</p>	<p>✓</p> <p>✓</p>
Item	Requirement	Proposal	Compliance
Part D Design			

D1 Landscaped Open Space and Bushland Setting	1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.	The minimum required are landscaped open space is 50%. The planter boxes would not affect the calculation of the landscaped space as they are located on the roof top, are not at ground level nor have a depth of more than 1m. Therefore the landscaped area for the development is unchanged.	✓
D7 Views	1. Development shall provide for the reasonable sharing of views.	The glass balustrades will not inhibit any existing views to or from the development.	✓
D8 Privacy	Various requirements	The glass balustrades will be attached to the inside of the existing terrace wall (to AUS Standards) thereby not changing the existing privacy to or from the development.	✓
D9 Building Bulk	Various requirements	The glass balustrades do not add bulk to the existing development.	✓
Part E The Natural Environment			
E10 Landslip Risk	This control applies to land identified on the Warringah Local Environmental Plan 2011 – Landslip Risk Map as Area A, Area B, Area C, Area D or Area E.	The glass balustrades in place of the planter boxes will not cause an adverse impact on development and on properties in the vicinity of the site in relation to potential landslide and sloping land.	✓

Section 4.15(1)(b) – Likely Impacts of That Development

Site Analysis, Site Design and Streetscape

The site is an existing zoned 'R3 Medium Density Residential' containing a four (4) storey residential flat building. As a result of the difficulty in maintaining vegetation in the planter boxes, these no longer offer the aesthetic character at roof level as intended. The removal of the planter boxes and installation of the glass balustrades will not adversely affect the design of the development or the streetscape.

Height, Bulk and Scale

The proposed glass balustrades will not add height, bulk or scale to the existing development.

Heritage

The subject site does not contain heritage items, is not adjacent heritage items and is not located within a heritage conservation area.

BCA and Australian Standards

The proposed development will be constructed to all relevant Building Codes and Australian Standards. These can be ensured through a condition of consent.

Social Impact

There are no adverse social impacts arising from the proposed development.

Section 4.15(1)(d) – Submissions Made in Accordance with the Act or Regs

Not relevant at the SEE preparation stage.

Section 4.15(1)(e) – The Public Interest

The proposed development is not considered to be contrary to the public interest.

Conclusion

The subject site is zoned R3 Medium Density Residential and the proposed glass balustrade is considered an alteration to an existing residential flat building and is therefore permissible with consent.

As previously stated, the need for the proposed alteration is to rectify water damage issues associated with the planter boxes which are proving difficult and costly to maintain.

The proposed replacements of the planter boxes with the glass balustrades complies with the relevant aims, objectives and development standards of applicable environmental planning instruments and associated development control plan and should be supported.



Picture 1: A view of the site from Oliver Street (North Western Elevation) showing U18-21 which have approval as per DA2020/0827 to remove existing planter boxes and install glass balustrading. U16 and U17 requesting approval.