

Statement of Environmental Effects
Minor Amendment to Development Approval
DA2018/1454

At

3/24 Queenscliff Road
Queenscliff
NSW 2096

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Owner

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Refer Original Statement of Environmental Effects- DA2018/1454

Additional Information

Please refer to the original Statement of Environmental Effects in conjunction with the following information pertaining to the reasons for the current amendment.

Introduction

The original DA aimed to improve the functionality and size of the lock up garage for 3/24 Queenscliff Road, Queenscliff. It is believed that originally the Electricity Services for the block of units was external to the building, and was moved inside when the original services were condemned. In the process, a walkway was created, at the rear of the garage for 3/24 Queenscliff Road, Queenscliff to the new location for the Electricity Services in the sub-floor area. (See plans). This created a garage that was too small for a standard medium sized car, such as a Toyota Corolla. In the past decade this garage has therefore only been used by the previous owner as a storeroom with them parking on the common/crownland at the ocean / pool side of the property.

The previous owner received DA Approval in October 2018.

As the new owner, and with consultation with an architect, we saw an alternative method to improve the garage size and functionality.

Existing Building – refer original Statement of Environmental Effects

The Proposal

The proposal is to create a new entrance to the services/storage area through the eastern wall through the common storage room. The reasons for this include:

1. Under the current DA, all plumbing for the units in the front tower will need to be relocated. Some of this is the original plumbing dating back to 1966 when the building was built. It also involves excavation, and there is concern by the tenants that this may be disruptive, and may cause further problems to already old plumbing. One tenants comment

was “if it is working, don’t mess with it” in regards to the current plumbing. In addition, quotes for the plumbing and excavation work was substantially higher than the current amended proposal.

2. It will create a larger garage for unit 3/24 Queenscliff road, Queenscliff, which means that at the rear of the garage there will also be some storage area. Often tenants use a garage as a storage area and park externally on the common area, as they need somewhere to store their possessions. The new proposed amended plan will create approximately 3m storage at the rear of the garage, which means tenants will use the room for both parking and storage and remove cars from street parking, or common/crown parking which is currently happening.
3. The proposed new entry door will require materials will be weatherproof, durable and aesthetically pleasing, and match with the current colour scheme of the building.

Materials will include a new weatherproof door which complies with the BCA and Australian Standards. on the eastern side of the building; plus new brickwork internally which will match existing brickwork (between the garage of Unit 3 and the common storage.

The proposed new entry door to the services area will have an approved universal electricians key entry lock.

4. Access and Traffic during building works – this is a minor alteration which will be completed within 3-5 days. There will be no detrimental traffic impact to neighbouring streets (Queenscliff Road and Pavillion Rd).
5. Privacy – there is no impact to privacy as it is a solid doorway into a services/storage area.

Other

Note – all other points are as per original Statement of Environmental Effects.

Conclusion

The main reasons for this proposed amended DA2018/1454 include:

- It will negate the need to alter current plumbing which is of concern to current tenants.
- It will create a larger and more useable garage as currently it can't be used to park a medium sized car in.
- It will create a larger garage which will allow for storage at the rear
- The overall building work will be less disruptive to tenants and ultimately less costly.
- It creates an external entry door to the services and storage area which is more convenient as an entry point for storage, rather than down stairs and along a bending corridor. It also means any services can be accessed through an external door.