



Minto Planning Services

Town Planning Consultants

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED INTERNAL ALTERATIONS TO AN EXISTING SURF CLUB (HERITAGE)

Queenscliff Surf Club, North Steyne, Manly

**On behalf of
Queenscliff Surf Life Saving Club**

16th July 2025

NOTE: This document is Copyright. Apart from any fair dealings for the purposes of private study, research, criticism or review, as permitted under the Copyright Act, no part may be reproduced in whole or in part, without the written permission of Minto Planning Services Pty Ltd, PO Box 424, Berowra, NSW 2081.

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED INTERNAL ALTERATIONS TO AN EXISTING SURF CLUB (HERITAGE)

**Queenscliff Surf Life Saving Club
North Steyne, Manly**

Prepared under instructions from

Pieter Henry Architects

Minto Planning Services Pty Ltd ABN 68 091 465 271
Town Planning Consultants
PO Box 424
Berowra. NSW. 2081
Tel: (02) 9875 4788
Email: planning@mintoplanning.com.au

TABLE OF CONTENTS

1. INTRODUCTION	4
2. THE SITE	5
3. THE SURROUNDING ENVIRONMENT	10
4. THE PROPOSAL	11
5. ZONING & DEVELOPMENT CONTROLS	12
6. SECTION 4.15(1) ASSESSMENT	21
7. CONCLUSION	22

1. INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Queenscliff Surf Life Saving Club. The proposal seeks approval for the carrying out of alterations to an existing surf club so as to provide for a new physio room, reconfigured physical training room, a kiosk/cafe and a new external door to the uniform store room upon land identified as Lot 1 in DP 909018 and which is located at North Steyne, Manly.

In consideration of this application reference has been made to:

- *Environmental Planning & Assessment Act 1979, as amended.*
- *Manly Local Environmental Plan 2013*
- *Manly Development Control Plan*

Additional information to support this application includes:

- Survey Plan prepared by Stutchbury Jaques P/L, Ref No. 6843/08, Sheet No 1 of 1 and dated 13/05/2008
- Architectural Plans prepared by Pieter Henry Architects, Project No 0000, Drawing Nos A0000 - A2201, ~~Revision E and dated 29/01/2025.~~ Revision G and dated 02/06/25
- Statement of Modification prepared by Pieter Henry Architects, dated 28/01/2025.
- Statutory Compliance Report - BCA & Accessibility Review prepared by DPC Group, Report No. J5182, Revision - Final and dated 11/04/2025.
- Council Heritage Exemption Letter prepared by Northern Beaches Council and dated 8/5/25.
- Cost of Works Summary
- Waste Management Plan.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. THE SITE

The subject site is located within an area of public recreation reserve, identified as Lot 1 in DP 909018 and as known as North Steyne, Manly.

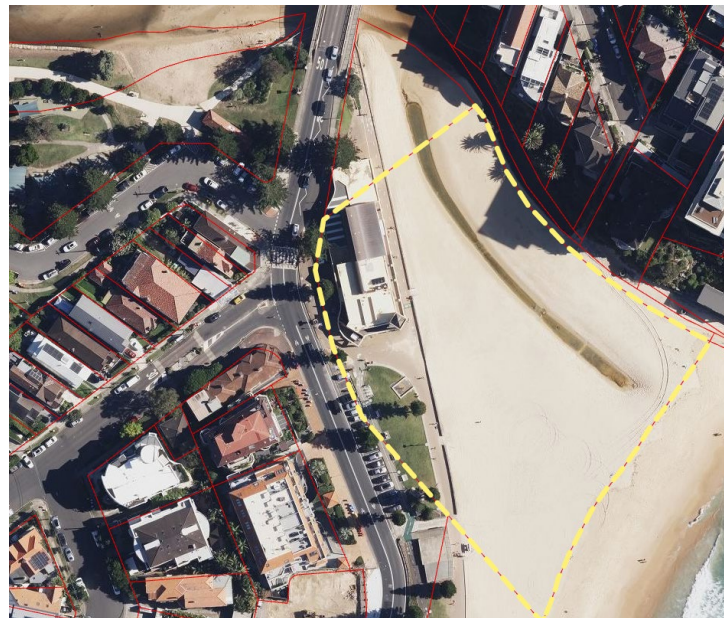
The subject site is identified as Crown Land under the Government Property Index and is identified as having a purpose for public recreation managed by Northern Beaches Council, consistent with the zoning of the land.

The subject property is an irregular shaped allotment located on the eastern side of the intersection of North Steyne (road), Collingwood Street and Bridge Road, and to the north-west of Queenscliff Beach and south of Manly Creek.

Vehicular Access to the property is provided via kerb cutting and shared use vehicle crossing to North Steyne (road). This vehicular access is only used by maintenance vehicles, delivery vehicles and the like. Public access to the surf club is provided via street parking on North Steyne (road) and pedestrian and cycle paths within the North Steyne Reserve.

A detailed Survey Plan has been prepared of the area including and surrounding the existing surf club building by Stutchbury Jaques P/L and which accompanies this application.

The site arrangement and location are depicted in the following aerial photograph street map extracts.



Aerial Photograph of Current Site Arrangement



Site Location Map

The subject site has a slight slope having a fall from the North Steyne (road) (RL 4.67) towards the top of the stone retaining wall adjacent to Queenscliff Beach which acts as the eastern boundary of the site (RL 3.86).

Stormwater from the property is understood to be currently disposed of both to the street drainage system in North Steyne and the adjacent beach area. This arrangement is to be retained, with no proposed new stormwater works.

Development upon the site currently comprises of a 2-storey concrete rendered building known as the Queenscliff Surf Life Saving Club (herein referred to as the surf club). The building is situated within a public recreation reserve known as North Steyne Reserve and includes paved areas between the surf club and North Steyne (road) and the Queenscliff Beach retaining wall. A cycleway is situated within the paved area between the surf club and the Queenscliff Beach retaining wall. Pathways from within the recreation reserve adjoin the large, paved area surrounding the surf club.

The existing building comprises of the following:

Ground Floor Level	Boat storage, store rooms, gymnasium, water craft storage, club toilets and showers and public toilets.
First Floor Level	Members Area, Bar & Cool Room, Meeting Hall, Office, Storage rooms, Accessible toilet and Kitchenette.

The existing surf club is a listed heritage item of local significance, and the site is situated within the larger North Steyne recreation reserve, listed as a landscape heritage item of local significance.

The proposal being for minor internal alterations to an existing surf club is not considered to have any detrimental heritage impacts on either heritage item.

In relation to the proposed physical works to the heritage item, the applicant has received an exemption from the need to obtain development consent from the Council pursuant to Clause 5.10(3)(a) of the Manly LEP 2013.

A copy of that exemption forms part of the information accompanying this application.

Development Consent is still required for the use of the proposed works.

Vegetation upon the site comprises of several mature pine trees characteristic of beach front public recreation reserves and are located within small garden beds within the paved area between the surf club and North Steyne (road). Three pine trees are located within the immediate vicinity of the surf club, along with turfed grass areas to the north and south of the surf club. The proposal does not involve the removal of any vegetation and is not considered to have any detrimental impacts on the health and structural integrity of any vegetation.

The site as it currently presents is depicted in the following photographs:



The subject site as viewed from the south from North Steyne (road)



Subject Site as viewed from the west from Collingwood Street



The subject site as viewed from Bridge Street from the north.



Subject site as viewed from the south within the North Steyne Recreation Reserve.



An aerial view of the subject site

3. THE SURROUNDING ENVIRONMENT

The subject property is located within a public recreation reserve known as North Steyne Reserve. The recreation reserve features open turfed areas, pathways, cycleways and a beachside promenade to Queenscliff Beach; located immediately to the east of the subject structure. Manly creek is situated to the north of the subject site which drains into the Pacific Ocean at the northern end of Queenscliff beach.

The surrounding locality to the west of the subject site is characteristic of a medium density beachside locality, with a mix of medium density residential flat buildings of approximately 6-8 storeys in height, low density commercial shops, and low-density dwelling houses further to the west, away from the beach.

Development to the north of Manly Creek is characteristic of a coastal low density residential locality with large, modern, infill dwelling houses situated within few smaller remnant original dwelling houses, and some small residential flat buildings. Further to the north is another medium density residential locality, with residential flat buildings overlooking the suburbs of Queenscliff and Manly.

The sites relationship with surrounding properties is depicted in the following aerial photograph.



Figure 3.1 An aerial view of the subject and adjoining properties

4. THE PROPOSAL

The proposal seeks approval for the carrying out of minor internal alterations to the existing surf club.

A statement of modifications has been prepared by Pieter Henry Architects which accompanies this application and clearly outlines the proposed modifications which are listed below:

- Change of use of a storeroom into a cafe/kiosk and associated fit out
- ~~New internal/external door openings~~
- ~~New physio room to be located in physical training (gym) room~~
- ~~Removal of internal partition wall in physical training room~~
- ~~New tiles to be provided in internal foyer and uniform store room~~
- ~~Renovation of male and female toilets (within the surf club)~~

This application seek approval for the use of these spaces.

No changes are proposed to the external features of the building, or the building facades (other than the provision of external doors to the uniform store room), or the surrounding recreation reserve.

There are no other works proposed by this application.

5. ZONING AND DEVELOPMENT CONTROLS

The proposed development is identified as development permissible with the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979 and the Manly Local Environmental Plan 2013.

The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of the Northern Beaches Council.

5.1 Planning for Bushfire Protection

The subject site is not identified as comprising bushfire prone land on Council's Bushfire Prone Lands Map.

Therefore, the provisions of Planning for Bushfire Protection do not apply to the subject application.

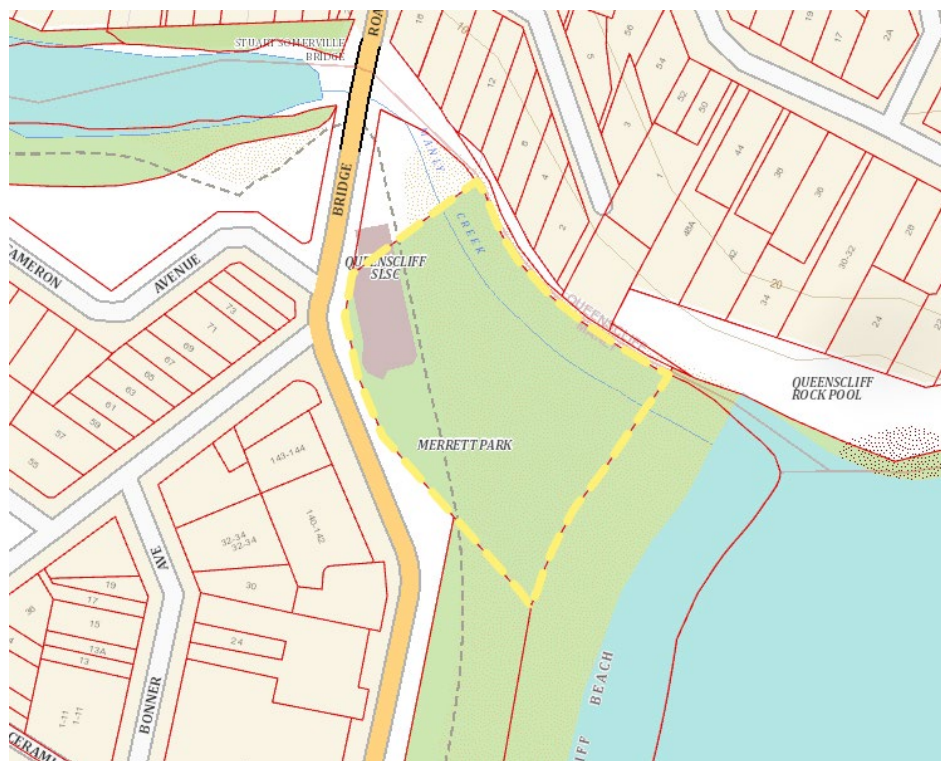


Figure 5.1.1 Extract from Council Bushfire Prone Land Map

The proposal is therefore considered to comply with the requirements of planning for bushfire protection.

5.2 Manly Local Environmental Plan 2013

The subject land is zoned RE1 - Public Recreation under the provisions of the Manly Local Environmental Plan 2013.

The objectives for development within the RE1 zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect, manage and restore areas visually exposed to the waters of Middle Harbour, North Harbour, Burnt Bridge Creek and the Pacific Ocean.*
- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

Under the RE1 - Public Recreation zone a range of uses including that of **Community Facilities** are permissible with the consent of the Council.

Under the Manly LEP (2013) Community Facilities are defined as:

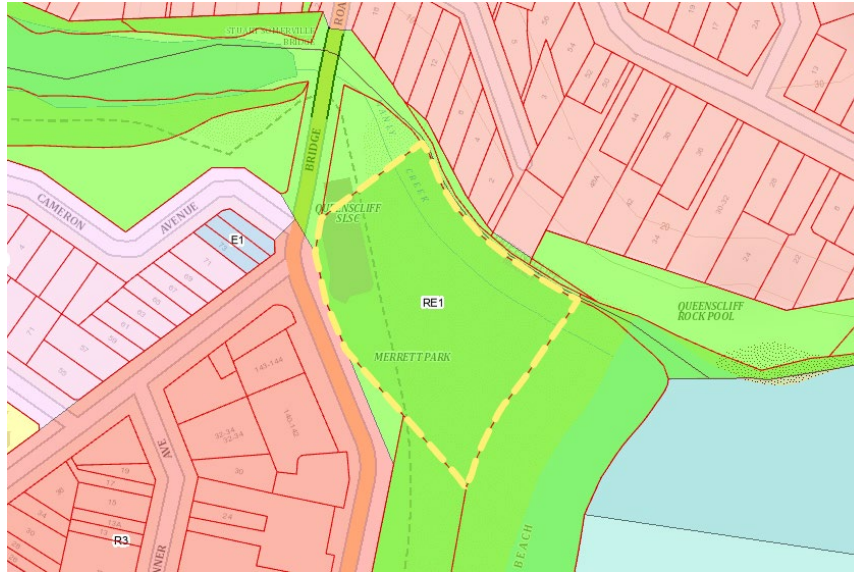
community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The proposal which seeks to carry out minor internal alterations to an existing surf club is considered to satisfy this definition and is development permissible with the consent of council.

The existing/proposed facilities of the club including the boat storage, gym and café/kiosk are all ancillary to the use of the site as a community facility.

It is therefore considered that the carrying out of internal alterations to an existing surf club located upon the site known as North Steyne, Manly, is permissible with the consent of Council and is worthy of the support of Council.



Extract from Council Zoning Map

The following provisions of the Manly Local Environmental Plan 2013 are considered to be applicable to the subject site.

Clause 4.3 - Height of Buildings

The subject site is not identified on Council's Height of Buildings Map. Therefore, the provisions of Clause 4.3 do not apply.



Extract of Council Height of Buildings Map

Clause 4.4 - Floor Space Ratio

The subject site is not identified on Council's Floor Space Ratio Map. Therefore, the provisions of Clause 4.4 do not apply.



Extract from Council Floor Space Ratio Map

Clause 5.10 - Heritage Conservation

The subject site is identified as comprising several heritage items including:

- Queenscliff Surf Club - heritage item of local significance
- Beach Reserve North Steyne & South Steyne - landscape heritage item of local significance.

Council is advised that all works proposed by this application are minor internal alterations to the existing surf club and will have no detrimental impacts on the values or character of either heritage item.

In relation to the proposed physical works to the heritage item, the applicant has received an exemption from the need to obtain development consent from the Council pursuant to Clause 5.10(3)(a) of the Manly LEP 2013.

A copy of that exemption forms part of the information accompanying this application.

Development Consent is still required for the use of the proposed works.

The proposal is therefore considered to satisfy the requirements of Clause 5.10 of the LEP.



Extract from Council Heritage Map, General Heritage Item (Brown), Landscape Items (green)

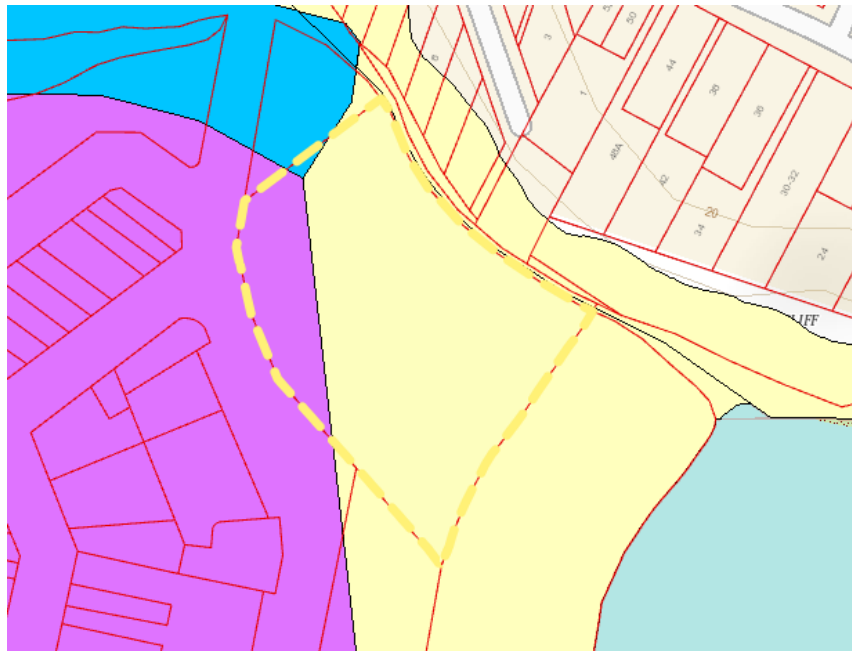
Clause 6.1 - Acid Sulfate Soils

The subject site is identified as containing 'Class 1, 4 & 5' Acid Sulfate Soils.

The proposed works are located entirely within the areas mapped as containing 'Class 4 and 5' Acid Sulfate soils.

The proposed works are not located more than 2 metres below the natural ground surface nor are they likely to lower the water table more than 2m below the natural ground surface.

The proposal is therefore considered to comply with the requirements of Clause 6.1 of the LEP.



Extract from Council Acid Sulfate Soils Map

Clause 6.6 - Riparian Land and Watercourses

The subject site is identified under Council's Riparian Land and Watercourses mapping. The proposal which seeks approval for internal alterations to an existing surf club, are not considered to result in any detrimental impacts on:

- The water quality of surrounding watercourses,
- The stability of the bed and banks of surrounding watercourses,
- Aquatic or riparian habitats,
- Or ecological processes within water courses and riparian areas.

The proposal is therefore considered to meet the requirements of Clause 6.6 of the LEP.

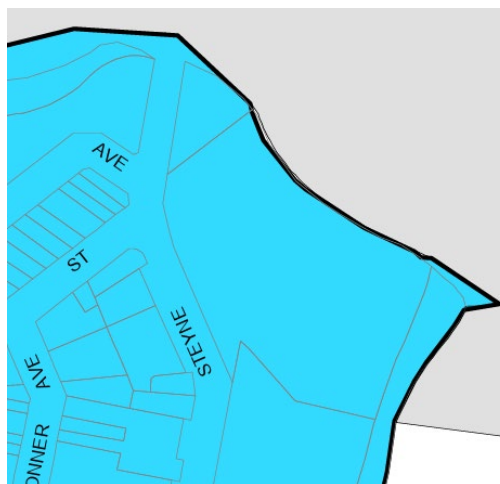


Extract of Council Terrestrial Biodiversity Map

Clause 6.9 - Foreshore Scenic Protection Area

The subject site is identified on Council's Foreshore Scenic Protection Area Mapping. The proposal is consistent with the requirements of this clause as the proposed works are largely internal to the building and will not result in any changes to the scenic quality or the aesthetic views of the Manly foreshore, or the heritage values of the exterior of the surf club or North Steyne Recreation Reserve.

It is therefore considered that the proposal meets the requirements of Clause 6.9 of the LEP.



Extract of Foreshore Scenic Protection Area Map

Clause 6.10 - Limited Development on Foreshore Area

Clause 6.10 is considered to apply to the subject site and seeks to limit new development within the foreshore area. The proposal which seeks approval for internal alterations to an existing surf club is considered to be exempt from this clause being an application for alterations and additions to an existing building.

There are no other provisions of the Manly LEP which it is considered are relevant to the proposal.

Summary

It is therefore my opinion based upon this assessment that the proposal is compliant with the aims, objectives and the prescriptive requirements of the Manly LEP and is worthy of the support of the Council.

5.3 Manly Development Control Plan

Council's Development Control Plan applies to all forms of development

An assessment of the proposal against the applicable provisions of the DCP has been undertaken and the following comments are made.

Part 3 - Low Density Principles of Development

Section 3.2 - Heritage Considerations

The subject site is identified as comprising a heritage item and is situated within a landscape heritage item. The proposal is for minor internal alterations to an existing surf club, as such it is not considered the proposal will have any detrimental heritage impacts on the character and values of the Queenscliff Surf Club or the surrounding North Steyne landscape heritage item.

In relation to the proposed physical works to the heritage item, the applicant has received an exemption from the need to obtain development consent from the Council pursuant to Clause 5.10(3)(a) of the Manly LEP 2013.

A copy of that exemption forms part of the information accompanying this application.

Development Consent is still required for the use of the proposed works.

The proposal is therefore considered to satisfy this section of Council's DCP.

An assessment of the proposal against all other applicable provisions of the DCP has been undertaken and the proposal was found to satisfy all the relevant aims, objectives and requirements of the DCP.

Conclusion

The proposal is considered to achieve appropriate compliance with the aims and objectives together with the prescriptive requirements of the Manly Development Control Plan.

Where a variation is proposed it is considered to be minor in nature, with the proposal satisfying the aims and objectives of the applicable control.

The proposal is considered to be worthy of the support of the Council.

6. SECTION 4.15(1) ASSESSMENT

Environmental Planning Instruments - Section 4.15(1)(a)

The subject site is zoned RE1 - Public Recreation under the provisions of the Manly Local Environmental Plan 2013. The proposed internal alterations to the Queenscliff Surf Club is permissible with the consent of Council.

The proposal has been assessed against the objectives and provisions of both the Manly LEP 2013 and the Manly Development Control Plan as detailed within this report. It is considered that the proposal achieves appropriate compliance with the requirements and objectives of these documents.

There are no draft environmental planning instruments applicable to the subject site.

Impacts of the Development - Section 4.15(1)(b)

The proposed development is not considered to have any amenity impacts on the surrounding streetscape beyond that which already occurs on site.

The proposal is considered to provide for high quality minor internal alterations so as to complement the existing architecture, materials and finishes of both the existing structure and the surrounding locality.

Suitability of the Site - Section 4.15(1)(c)

The subject site is zoned RE1 - Public Recreation under the Manly Local Environmental Plan 2013. The proposed minor internal alterations to an existing surf club is permissible with the consent of Council.

In the absence of any unreasonable impacts the subject site is considered to be suitable for the development as proposed.

Public Interest - Section 4.15(1)(e)

It is considered that the proposal which seeks to provide for improved facilities and amenities within the existing surf club and which will not result in any unreasonable impacts is in the public interest.

7. CONCLUSION

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 4.15(1) of the Act, the Manly Local Environmental Plan and Council's Development Control Plan.

It is considered that this Statement of Environmental Effects has demonstrated that the proposal appropriately satisfies the aims, objectives and the prescriptive requirements of the above planning controls. It is considered that the proposal will not impact upon the amenity of the surrounding public domain, adjoining properties or upon the character of the surrounding area.

It is therefore considered that the proposed carrying out of internal alterations to the Queenscliff Surf Club so as to provide for a new physio room, reconfigured physical training room, a kiosk/cafe and a new external door to the uniform store room upon land at North Steyne, Manly is worthy of the support of Council.



Andrew Minto
Graduate Diploma (Urban & Regional Planning), Associate Diploma (Health & Building Surveying). MPIA.
MINTO PLANNING SERVICES PTY LTD
16th July 2025