

STATEMENT OF ENVIRONMENTAL EFFECTS & STATEMENT OF MODIFICATION

for

Alterations and Additions to The Queenscliff Surf Life Saving Club Building

Client: Queenscliff Surf Life Saving Club

REVISION CONTROL

REV.	DATE	REVISION DESCRIPTION	PREPARED	APPROVED
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STATEMENT OF ENVIRONMENTAL EFFECTS

1.0 INTRODUCTION

This is an amended Statement of Environmental Effects and Statement of Modification that forms part of a Clause 4.55 application for modifications to Development consent DA0302/12.

This Statement has been prepared in accordance with the controls set out in the Manly Local Environment Plan 2013 and DCP 2013. Due regard has been given to matters for consideration in Section 4.55 of the Environmental Planning and Assessment Act, 1979, as amended.

Details of the development are shown on the attached drawings prepared by:

Pieter Henry Pty Ltd, Architects.

- DA.01 revision E
- DA.02 revision E
- DA.03 revision E
- DA.04 revision E

1.1 Background of the development proposal

Queenscliff Surf Club is a Council owned asset (or under our Care & Control) located at Merrett Park (R58090) Reserve, Manly, NSW (Lot 1 DP 178410 & Lot 1 DP 909018) occupied by Queenscliff Surf Life Saving Club Inc. (Club)

The Club completed a masterplan in 2012 to plan appropriate future alterations/additions to accommodate its members and provide life-saving functions on Queenscliff Beach to the community.

Development Consent (DA No. 302/12) was obtained on 22 February 2013 for these proposed works.

Since the above consent, it is worth noting additional planning modifications and works were obtained and completed;

- On the 13 July 2013, consent was issued for 'Network 10' to create a TV studio on the first floor southern end of the building. A Construction Certificate (CC No. DA0302/12/2013CC) was issued 24 July 2013, with an Interim Occupation Certificate (OC No. DA0302/12/2013OC) issued 4 November 2013. .
- On the 18 March 2015, consent was issued for enclosing a courtyard into a gym on the ground floor of the building. A Construction Certificate (CC No. DA0302/12/2015CC) was issued 23 June 2015 and an Interim Occupation Certificate (OC No. DA0302/12/2016OC) issued 22 March 2016 for these works.
- On the 14 February 2017, consent (DA No. 302/12/S96(1A) was issued to upgrade the club members toilets, showers and change rooms on the ground floor of the building. A Construction Certificate (CC No. DA0302/12/2017CC) was issued 17 February 2017 and an Interim Occupation Certificate (OC No. 0512878) issued 1 July 2020 for these works.
- A Construction Certificate (CC No. DA0302.12.2013CC-A) was issued 9 December 2013 for other works incorporated by DA no. 302/12). A Final Occupation Certificate will be obtained with the inclusion of these minor modifications proposed alterations.

1.2 Ownership

The Club building is sited on Crown Land which is under the ownership of the Department of Lands, NSW. Care and control of the property and its improvements are the responsibility of Northern Beaches Council.

The Club, as tenant, has a Memorandum of Understanding (MoU) with Northern Beaches Council on a leasehold basis and is in the process of signing a new lease.

2.0 REPORT ON ENVIRONMENTAL EFFECTS

2.1 The existing site and its context

The two-storey, paint-finished, rendered masonry structure is located at the northern end of Queenscliff Beach, with access directly off North Steyne Road. The building is sited on a raised beachside platform within a hard landscaped area. The QSLSC building provides public access to its prime facades.

A paved pedestrian way is located at the east and parallel to the building, forming a well-defined edge between building and beach via a stone sea wall.

2.2 Description of the proposed amendments to development consent DA0302/12.

The changes proposed are minor in nature to approved consent with NO ADDITIONAL external works. It should be noted that some of the external changes that were proposed are not being completed (as not required) and the building will stay as existing in these areas (no change).

A summary of modifications to the consent are;

Ground floor:

- Retaining the two separate doors on eastern elevation for craft and boat storage room (roller shutter was proposed) and leaving the existing internal walls separating these rooms.
- Relocating from one wall to another an internal opening from this craft storage room.
- Adding a door as requested by the fire brigade from the 'ski & board storage room' into the fire stairs.
- Changing a double door to a roller shutter (in same sized opening) on eastern 'ski and board storage room'.
- Retaining an existing internal wall in storage room near lift and adding a door to this storeroom.
- Minor relocation of electrical room door.
- Not installing a new wall or door in the southern storeroom.

First Floor:

- The two cupboards in the hall will take up the same combined space, though will be evened up in size.
- The additional balcony infill will be smaller in size (to prevent the public from being able to climb along boat roof and onto balcony causing vandalism and security issues).
- The doors onto the western deck from the hall are not being installed and a maintenance door off the corridor is proposed in lieu.
- Due to other adequate toilet numbers in the building, and office and first aid training equipment storage room is in their place, with a small adjustment to existing tearoom size.
- The bar has been relocated to a different wall within the 'Club Room'

3.0 PLANNING ISSUES

3.1 Current and proposed planning instruments

The QSLSC building is subject to:

- Manly LEP 2013
- Manly DCP 2013
- SEPP 71 – Coastal Protection.

The building is a listed item of Environmental Heritage (IEH) under Manly LEP.

3.2 Conformity to SEPP 71 – Coastal Protection

The proposal seeks to retain the existing external building approvals without any changes.

For this reason, it is considered that the proposal is consistent with the aims of SEPP 71 and 'Matters for Consideration' as outlined at Clause 8.

3.3 Conformity to Manly LEP 2013

The proposal is sited in RE1 Public Recreation. Site use and proposed alterations and additions to the existing

QSLSC building and associated facilities is permissible in this zone.

The 'Miscellaneous provisions' at Part 5 are noted; the proposals are to a building which is within the coastal zone.

Clause 5.10 Heritage Conservation provides:

(2) Requirement for consent

Development consent is required for any of the following:

(a) Demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) A heritage item*
- (ii) An Aboriginal object*
- (iii) A building, work, relic or tree within a heritage conservation area.*

(b) Altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.

It is noted also that:

(3) When consent not required

However, development consent under this clause is not required if:

(a) The applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

- (i) Is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
- (ii) Would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.*

It is considered that the proposal complies with Clause 5.10(3)(a) for the following reasons:

- The changes to the exterior of the building are of a minor nature, all alterations are within the existing building envelope and no additional opening are proposed.

These minor changes will be carried out in-context with the existing detailing found at the site. Interior changes include:

- No demolition of walls or installing walls in other rooms (leaving as existing).
- Minor internal wall location changes.
- Toilet, office & store amendment.
- Relocation of electrical storeroom door.
- Bar relocation to southwestern end of first floor 'Club Room'.

Interior changes will have little or no impact on the interior face of the exterior building fabric and will be carried out in-context with the existing detailing found at the site. .
Development consent under this Clause is considered as not required.

Clause 6.9 Foreshore Scenic Protection Area provides:

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:

- (a) the development will contribute to achieving the objectives for the zone in which the land is located, and*
- (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
- (c) the development will not cause environmental harm such as—*
 - (i) pollution or siltation of the waterway, or*
 - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
 - (iii) an adverse effect on drainage patterns, and*
- (d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*
- (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and*
- (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and*
- (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and*
- (h) sea level rise or change of flooding patterns as a result of climate change has been considered.*

It is considered that the proposal complies with Clause 6.9 for the following reasons:

- No change is proposed to the bulk, height, scale, texture and colour of the existing Surf Club building
- By retaining the existing facility with minor change, suitable measures will have been taken to protect and improve the scenic qualities of the coastline
- By carrying out minor change to the exterior fabric of the building, the proposal is suitable given its existing type, location and design
- As no changes to the management and public use are proposed, the potential for conflict between land based and water-based coastal activities will be reduced.

The proposal is therefore considered compliant with the aims and objectives of Clause 6.9.

3.4 Landscape, DA checklist item 8

No change is proposed to the existing hard and soft landscape.

3.5 Shadow diagrams, DA checklist item 9

No change is proposed to the main two-storey roof element, therefore there will be no additional new shadowing. Shadow diagrams are therefore not deemed necessary.

3.6 Subdivision, DA checklist item 10

Nil subdivision is proposed. Not applicable.

3.7 Driveway concept plan, DA checklist item 11

Nil change is proposed to access, driveway and parking. Not applicable.

3.8 Stormwater management plan, DA checklist item 12

Nil change is proposed. Not applicable.

3.9 On site detention plan, DA checklist item 13

Nil change is proposed. Not applicable.

3.10 Heritage report, DA checklist item 14

Refer to our report at item 3.3 of this SOEE & SoM document. A separate report is not deemed necessary as the proposed amended works are of a minor nature. As a report was not required for the original consent, it is also not required for the modification application.

3.11 Bushfire report, DA checklist item 15

Not applicable.

3.12 Traffic and parking report, DA checklist item 16

Nil change proposed to traffic and parking. Not applicable.

3.13 Assessment of significance, DA checklist item 17

The Queenscliff SLSC is assessed by others as being a listed IEH, therefore further assessment is not necessary.

3.14 Geotechnical report, DA checklist item 18

Minor changes only are proposed to the existing structure under this modification with nil change to the existing slab or building envelope above (no additional mass being proposed). A geotechnical report is therefore not required.

3.15 Disabled access report, DA checklist item 19

Minor changes only are proposed under this modification application. No change to the approved new disabled compliant lift is occurring which will provide equity of access throughout the building. Compliance with the National Construction Code (formally BCA) is required at completion for the Occupation Certificate so matter is further addressed by this process.

A separate report is not therefore deemed applicable

3.16 Affordable housing report, DA checklist item 20

Not applicable.

3.17 SEPP 65 report, DA checklist item 21

Not applicable.

3.18 BASIX certificate, DA checklist item 22

Not applicable.

3.19 Architectural model, DA checklist item 23

Not applicable.

3.20 Acid sulphate Soil, DA checklist item 24

No structural amendments proposed to the current development consent DA0302/12. A further report is therefore not considered necessary.

3.21 Electronic lodgment (CD), DA checklist item 25

A CD is attached.

3.22 Development application fees, DA checklist item 26

Fees attached.

3.23 Owner's consent, DA checklist item 27

Council is the Crown Land Manager and has permission for these works. Owners consent has been provided by Council's Executive Manager Property under their delegation and is attached to the application.

4.0 SUMMARY

The proposed amendments to the current development consent DA0302/12 to the Queenscliff Surf Life Saving Club building have been designed with close reference to Northern Beaches Council's planning controls. The proposed amendments are minor and seek to maintain the character and use of the existing facility.

It is considered that the proposal will have minimal effect on the surrounds and that the new works will enhance the local built environment. Many of the requested changes are to leave the building as existing and not make the proposed approved changes.

The above comments accompany our Development Application to assist Council in considering the application and to better describe the proposal to those interested.