

## **Statement of Environmental Effects**

Prepared for Northern Beaches Council

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Date: 11 June 2025

Conversion of Balcony into Rumpus Room

Unit 10/ 30-34 Kooloora Avenue, Freshwater 2096

### **1. Introduction**

This Statement of Environmental Effects (**SEE**) accompanies a Development Application for Part of Lot 10 SP 9640, being Unit 10, 30-34 Kooloora Avenue, Freshwater 2096 (**Site**) for the proposed conversion of an existing balcony into a rumpus room (**DA**). The proposal seeks to improve the functionality and usability of the residential unit while maintaining compliance with relevant planning controls and environmental considerations. To minimise the environmental impact of this development, the proposed plans are wholly within the existing structure and require only very minor alterations.

### **2. Site Description**

The Site is part of a residential complex consisting of 20 units, which are spread across two separate buildings on a strata plan. The buildings are designed in a staggered configuration to maximise natural light and ventilation. The Site is well serviced by local amenities, public transport, and recreational areas. Each unit in the complex is oriented in a specific direction. Units on the northern side face towards Kooloora Avenue, while units on the southern side overlook the landscaped communal garden area. The complex has three levels: ground floor, first floor, and second floor. Ground floor units have direct courtyard access, first-floor units feature balconies, and second-floor units have a higher vantage point with extended views.

Unit 10 is located on the second floor of the southern building and is oriented along an east-west axis, facing towards the central communal garden area. The balcony that is the subject of this development is situated at the back end of the apartment, facing west. The Site has a slight downward slope from east to west, which has been accommodated in the overall building design to ensure level access and stability. There are several areas of high vegetation around the block, primarily consisting of mature trees and dense shrubbery along the western and southern perimeters of the property. These provide natural screening, shade, and contribute to the overall biodiversity of the area.

The surrounding neighbourhood comprises a mix of residential developments. To the north, there is a similar multi-unit residential building with balconies facing Kooloora Avenue, separated from the Site by a driveway and landscaped buffer. To the east, a smaller residential apartment block exists, with units facing towards the Site. However, established vegetation and setback distances provide sufficient separation and privacy between buildings. To the west, a row of detached houses with private gardens faces the rear boundary of the Site, with additional tree cover offering natural privacy. To the south, another strata residential complex of a similar scale is present, featuring units that overlook a landscaped communal area, creating a cohesive residential streetscape.

### **3. Proposed Development**

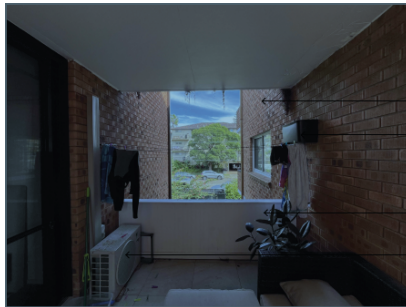
The proposed development consists of minor alterations to Unit 10 to improve the use of space in an existing external area. This includes:

- removal of an existing sliding door (currently used to gain access to the balcony)
- installation of new raised floor on top of the existing tile floor to match the internal floor level
- installation of two louvre windows to be installed behind existing brick balustrade, one on the eastern and the other on the southern facing side of the balcony (within the existing rectangular cut-outs in the bricks). The louvre windows are proposed as they provide optimal

ventilation whilst remaining compliant with the Building Code of Australia. In terms of colour and style, they shall be of a colour and style that blends with that of the existing building

- removal of aircon unit from southern internal corner of balcony
- minor internal alterations such as plastering walls, installing carpet, lighting, power plugs (collectively, the **Works**)

Extracts from the site plans contained within the document entitled 'Development Application Part Lot 10 SP 9640 prepared by JXA Architects (**Site Plan**) which accompanies the DA are shown below to illustrate the proposed Works outlined above.



VIEW FROM BALCONY LOOKING SOUTH SOUTH ELEVATION - DETAIL VIEW

- LOCATION OF NEW WINDOWS PROPOSED
- CLOTHESLINE TO BE REMOVED
- EXISTING BRICK BALLUSTRADE TO BE RETAINED
- AIR CON UNIT TO BE REMOVED



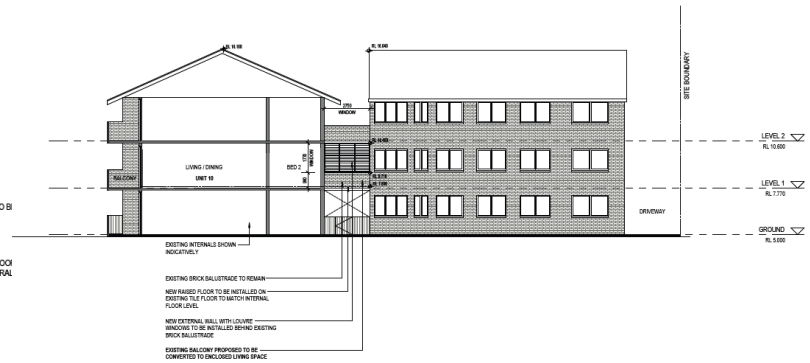
VIEW FROM BALCONY LOOKING NORTH

- UNIT 10 WINDOWS
- LOCATION OF NEW WINDOWS PROPOSED
- EXISTING BRICK BALLUSTRADE TO BE RETAINED



VIEW LOOKING AT BED 1

- DOOR TO BE REMOVED
- AIR CON UNIT TO BE REMOVED
- NEW RAISED FLOOR TO MATCH INTERNAL LEVEL



- EXISTING INTERNALS SHOWN
- EXISTING BRICK BALLUSTRADE TO REMAIN
- NEW RAISED FLOOR TO BE INSTALLED ON EXISTING TILE FLOOR TO MATCH INTERNAL FLOOR LEVEL
- NEW INTERNAL WALL WITH LOUVER WINDOWS TO BE INSTALLED BEHIND EXISTING BRICK BALLUSTRADE
- EXISTING BALCONY PROPOSED TO BE CONVERTED TO ENCLOSED LIVING SPACE

#### 4. Existing Use Rights

Unit 10, as part of a strata residential complex, currently enjoys the use of a balcony as an outdoor living space, consistent with the intended residential use of the building. The proposed development involves the conversion of this balcony into an internal rumpus room, and as such, it will not alter the principal residential use of the unit or the overall use of the building.

The balcony is an integral part of the unit's existing floor plan, and its conversion **does not** affect the legal use rights of the property. The changes proposed are within the existing structure of the building, and the use will remain as a residential dwelling.

The rumpus room will function as an extension of the internal living space, and the overall residential use of Unit 10 will not be altered.

The proposal is consistent with the existing use rights under the relevant zoning provisions of the Warringah Local Environmental Plan (LEP) 2011.

#### 5. Environmental Considerations

##### 5.1 Key Considerations

- There are no changes to the existing building envelope, building height, building setbacks, or site boundary
- There are no changes to the existing building materiality and colour

- Privacy in and out of the building has been improved
- The changes are largely internal, with only the installation of one window facing the street, and the other window facing towards block's central communal garden area meaning there are no changes to the vegetation, landscaping, topography, in-ground works, or the like.
- There are no changes to existing services or infrastructure
- There is no change to existing building shadows

### **5.2 Documentation Provided**

The Site Plan contains a current survey, site plan and site analysis and is submitted as part of this DA and serves as a best attempt to provide an accurate representation of the existing site.

Drawings/reports that have not been included in this DA due to being not applicable include:

- Shadow diagrams
- Excavation and/or Fill Plan
- Subdivision
- Schedule of colors and materials
- Landscape Plans
- Stormwater Management and Drawing Assets Plans
- BASIX (as the development is under \$50,000)
- Additional Reports as listed under the lodgement requirements

### **5.3 Environmental Impacts**

The most significant impact is in relation to minor construction waste, which has been addressed as per council guidelines and is documented in the waste management plan; the plan provides a detailed description of how the construction waste will be managed.

### **5.4 Impact on Visual Amenity**

The proposed works will be designed to match the existing architectural style of the building. Materials and finishes will be consistent with those used throughout (for internal works) the Unit and (for external works emg., the windows) the building to ensure visual continuity.

### **5.5 Privacy and Overlooking**

The enclosure of the balcony will not create additional overlooking impacts as the room will retain the same visibility as existed prior to undertaking any works with no significant changes to external sightlines. The enclosed adjoining brick wall of the north-facing unit on our level provides adequate privacy. Additionally, the elevation of our unit, being on the second floor, provides existing privacy screening from the street, which shall be further reinforced once the development is complete. The current rectangular opening will be filled in with windows and appropriate blinds or shutters to enhance privacy further.

## **6. Compliance with Planning Controls**

The DA aligns with the relevant provisions of the Warringah Local Environmental Plan (LEP) 2011 and Warringah Development Control Plan (DCP) 2011, including:

- Zoning Compliance: The site is zoned R3 – Medium Density Residential, and the proposed works are permissible under the applicable land-use regulations.

- Development compliance with building heights, building height planes, setbacks, and building envelope controls (if applicable) marked on plans, sections, and elevations.

**7. Include a compliance table showing the performance of the development against the relevant numerical standards and controls.**

Not applicable. The proposed minor alterations are wholly within the existing structure / building envelope and are within the specified provisions for the Site. There are no proposed changes to development controls such as the existing building envelop, materiality, floor area, density, building height, streetscape, topography, setbacks, fences, roof design, overshadowing, privacy, views landscape, or water systems.

**8. Provide justification for any areas of non-compliance with relevant objectives, standards, or controls.**

Not applicable. There is no foreseen issue with the relevant planning instruments as the proposed minor alterations are wholly within the existing structure/building envelope and are within the specified provisions for the Site.

**9. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts.**

Not applicable.

**10. Any matters required to be indicated by any guidelines issued by the Planning Secretary**

Not applicable.

**Conclusion**

The proposed conversion of the balcony into a rumpus room and the Works involved classify as a minor modification that enhances the usability of the unit without adverse environmental impacts.

The proposed changes do not have any perceivable impact on the existing building envelop, neighbouring sites or the environment. The design also respects existing building aesthetics, maintains privacy and ventilation, and complies with relevant planning controls. Given these considerations, the development is considered suitable for approval.

Finally, the Works will be carried out as the relevant building codes and regulations, and all waste will be managed as per council guidelines.