

Statement of Environmental Effects

For

Unit5, 61-63 Queenscliff Road

Queenscliff. NSW 2096

Including:

- Construction Management Notes**
 - Waste Management Notes**
 - Photos**

Prepared for:

Mr. and Mrs. G.S. Sullivan

Contents:

1.0	Introduction
2.0	Site Description
3.0	Compliances
4.0	Suitability and Environmental Impact
	(i) Existing Building
	(ii) Neighbours
	(iii) Visibility
	(iv) Noise
	(v) Energy Efficiency
	(vi) Sunlight
	(vii) Security
	(viii) Conclusion and Recommendation
5.0	Notes on Waste Management
6.0	Notes on Construction Management
7.0	Photos



S. J. Chin
S.M. KA

1.0 Introduction

The owners of Apartment 5, 61-63 Queenscliff Road, Queenscliff, need to install glass and aluminium windows on their existing concrete balcony. This enclosure will protect the balcony from the strong southerly and northeasterly winds and will also make the apartment more secure as it is within climbing distance from the ground level. Road noise from Queenscliff Road and Pavilion Street would also be reduced.

The windy conditions some days make the balcony unusable also during summer the balcony becomes very hot. Enclosing the balcony would allow the owners to enjoy their apartment balcony area.

2.0 Site Description

Unit 5 is in an apartment building of eight apartments. It is at ground level facing Pavilion Street on the west side and a half level up on the east side. The balcony to be enclosed with windows is on the east side which enjoys the morning sunrise.

3.0 Compliances and Details

- Property is Lot 5, SP 39140
- Council Area – Northern Beaches Council
- Distance from existing balcony to boundary fence on eastern side is 6.34m
- The colour of the glass is clear
- The aluminium frame is powdercoat pearl white which is the same as the existing window frames
- Other apartments have enclosed their balconies from inclement weather
- Glazing is to Australian Standard (AS1288)
- Wind load factor is 700 Pa
- Window plans and specification are attached showing all sizes and details
- Contractor is a local manufacturer
- Contractor is a specialist window manufacturer – Select Windows Pty Ltd.

4.0 Suitability and Environmental Impact

(i) Existing Building

The building follows the slope of the ground between the two streets and is basically three storeys high with underground parking. Other apartments have received Development Consent and have enclosed their balconies for protection and security. Enclosing the Unit 5 balcony would complete the infill of balconies in the building of four apartments accessing from Pavilion Street

No Impact

(ii) Neighbours

Enclosing the balcony of unit 5 would not be noticed by neighbours as their outlook is towards the south and north

No Impact

(iii) Visibility

Enclosing the balcony of apartment 5 will not change or reduce visibility from or to the balcony

No Impact

(iv) Noise

Enclosing the balcony would reduce the noise from Queenscliff Road to the south and Pavilion Street to the north. Pavilion Street is now a main thoroughfare for most traffic from Crown Road, Queenscliff Road East and Pavilion Street East as well as the 139 bus service servicing suburbs to the north with its run to Manly Wharf

Reduces External Noise Impact

(v) Energy Efficiency

Enclosing the balcony would have little impact on energy usage as the existing internal airconditioning would service this space. Also the balcony currently has a ceiling fan

Little Impact

(vi) Sunlight

Apartment 5 enjoys about 3 hours of morning sun on the east side balcony and the same amount of afternoon sun on the west side terrace. By enclosing the balcony there would be no reduction in sunlight but it would allow the owners to enjoy the morning sunshine on windy days. Windows can be opened for airflow

No Impact

(vii) Security

Enclosing the balcony to apartment 5 will give greater security to the apartment and the building. Apartment 5 balcony can currently be accessed by thieves climbing from the ground level. Enclosing the balcony with windows that can be locked will provide the security that is needed.

(viii) Conclusion

There is no detrimental environmental impact with enclosing unit 5 balcony. New windows will provide a better quality of living, protection from inclement weather, reduce road noise and provided better security.

The proposal is recommended for approval

5.0 Notes on Waste Management

The work to enclose the balcony to apartment 5 is fairly simple:

Demolition – The existing balcony rail would be unbolted and removed. This rail could be stored in the basement carpark for reuse elsewhere by residents or can be removed for reuse by the window contractor. The existing glass windows and sliding door can be reused by the window contractor.

Construction – All windows either sliding or fixed including all fly screens are fabricated in the factory of Select Windows and after site measure they will be installed as required to the unit 5 balcony.

Waste – There is little waste to this work as all will be reused or recycled.

Refer to the Northern Beaches Council Waste Minimisation and Management Forms which are included in this Development Application

6.0 Notes on Construction Management

Scope of Work:

1. Contractor site measures the area on the balcony for the windows
2. All windows are fabricated in the contractors factory and delivered to site as required
3. Short scaffold to be placed outside the balcony at ground level
4. Balcony rail is to be removed for recycling or reuse.
5. All new windows are to be installed and security maintained
6. Existing windows and sliding doors are to be removed for reuse and recycling
7. Site Cleaned up and scaffold removed

Notes Access for all material is by the existing paved garage pathway

The work is adjacent to the access pathway

No construction zone is required

All safety requirements will be complied with during the on site work

Photos

- 1 Photo showing existing balcony of apartment 5 from the outside
- 2 Photo showing the same balcony from the inside



• View of Balcony below exist glazed balcony.

Photo 1

UNIT 5



- View from inside looking East - Note nail to be removed.

Photo 2