

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED BALUSTRADE & PRIVACY
SCREEN REPLACEMENT ON SECOND
FLOOR OF EXISTING THREE STOREY
APARTMENT**

AT

**22-24 BORONIA STREET, DEE WHY NSW
2099**

LOT:	LOT '10' SP5800
SITE AREA:	---
COUNCIL:	NORTHERN BEACHES
LAND USE ZONE	R3 MEDIUM DENSITY RESIDENTIAL
FLOOD CONTROLS:	NIL
BUSHFIRE CONTROLS:	NIL
HERITAGE CONTROLS:	NIL
STRUCTABILITY REF#	202112-1888

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Structability Ref: Statement of Environmental Effects - 22-24 Boronia Street, Dee Why NSW 2099

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1. INTRODUCTION AND OVERVIEW

This Statement of Environmental Effects is submitted to North Beaches Council in accordance with the relevant provisions of the LEP (Warringah Local Environmental Plan 2011) and DCP (Warringah Council Development Control Plan 2011), in support of a development application for the replacement of the damaged balustrade & partial damaged privacy screen to the second floor of the aforementioned building.

The second floor masonry balustrades & privacy screen were impacted as a part of the storm event that occurred in December 2021.

The proposal is for the replacement of the masonry balustrade & partial damaged privacy screen to the second floor unit building with a frosted glass balustrade & privacy screen.

The purpose of the proposal is to:

- Maintain the amenity of the unit both public and private land.
- To Encourage the innovation design solution to improve urban environment
- Improve the façade appearance.

The locality is characterised by a mix of multi-rise buildings, with aluminium windows and cement rendered/ painted finishes. The Proposed Frosted Glass Balustrade & Privacy Screen are well adapted to the existing streetscape and surrounding developments within the locality.

Proposed Frosted Glass Balustrade & Privacy Screen finishes are intended to be consistent with the building and neighbouring developments.

Overall, the works will have minimal impacts on the amenity of the surrounding residents in terms of privacy and overshadowing and is consistent with neighbouring properties.

2. LOCALITY PLAN



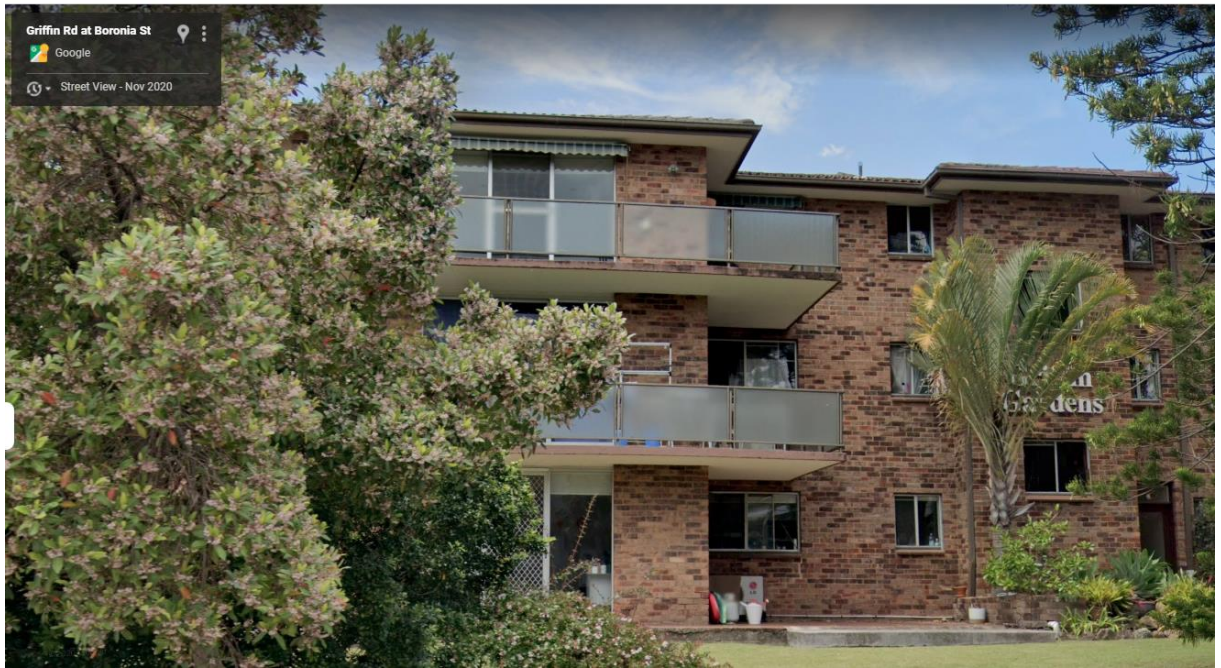
3. ORIGINAL & PROPOSED STREET FRONTAGE:



Photography – Existing Development



Photomontage – Proposed Development



Adjacent similar development

WARRINGAH COUNCIL DEVELOPMENT CONTROL PLAN 2011

3.1. FLOOR SPACE RATIO

The Proposed Frosted Glass Balustrade & Privacy Screen located on the balconies of Second Storey has no impact towards the existing floor space ratio as doesn't count as an enclosed space.

3.2. ZONING AND PERMISSIBILITY

The proposed frosted glass balustrade & privacy screen are permissible within R3 Medium Residential zoning.

3.3. D8 - PRIVACY

According the DCP, the planning principles established in Meriton v Sydney City Council [2004] NSW LEC 313, the proposed frosted glass balustrade & Privacy Screen integrated with the components of frosted glazing that meet the requirements for both the longevity and maintenance of the protection of visual privacy.

3.4. ENERGY EFFICIENCY

The installation of Proposed Frosted Glass Balustrade & Privacy Screen to the balconies will enhance the energy efficiency of habitable areas within the unit.

A Basix is not required for this development.

3.5. SOLAR ACCESS

The Proposed Frosted Glass Balustrade & Privacy Screen provide adequate control ambient lighting and minimises the need for artificial lighting during daylight hours towards solar access to living areas and resistant towards the solar climate conditions of Dee Why during the daylight hours.

3.6. NATURAL VENTILATION

The Proposed Frosted Glass Balustrade & Privacy Screen provide a controllable circulation of sufficient volume of fresh air through the apartment to create a comfortable indoor and outdoor environment and resistant towards the wind climate conditions of Dee Why .

3.7. POSITION

The Proposed Glass Balustrade & Privacy Screen does not result in unreasonable visual, privacy or overshadowing impacts on the adjoining properties.

3.8. STORM WATER MANAGEMENT

Not applicable.

3.9. ACID SULPHATE SOILS

Not applicable.

3.10. FLOOD PLANNING

Not Applicable

3.11. D12 – GLARE AND REFLECTION

According to D12.3 of the DCP, it states that 'Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass' The Proposal of the Glass Balustrades & Privacy Screen utilise frosted glazing with very low reflective surface

3.12. COLOURS, MATERIALS & FINISHES

Finishes / materials and colour (frosted glazing) are consistent with the subject building balustrades & privacy screen and adjacent developments.





The Finishes / materials and details used in the balustrade & privacy screen is suitable for local climatic conditions of Dee Why to properly withstand natural weathering, aging and deterioration.

4. CONCLUSION

This Statement of Environmental Effects accompanies a development application for the installation of Frosted Glass Balustrade & Privacy Screen at 22-24 Boronia Street, Dee Why NSW 2099.

The proposal is consistent, appropriate, modest and sympathetic to the surrounding area, and the existing building.

As demonstrated by this report, the proposal satisfies the intent of all the relevant development controls and Council's stated aims and objectives.

We look forward to working with Council staff during the assessment of this application and invite you to contact us to discuss any aspect of the proposal.

Yours Faithfully,

Danny Mitrevski

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