

STATEMENT OF ENVIRONMENTAL EFFECTS

26-6-2020

INTRODUCTION

The site situated at 49 South Creek Road Dee Why, Being Lot 3, Section 10 in DP 10223, is 766.2sqm in area with a street frontage of 15.235m and a depth of 50.29m running approximately North-East to South-West from street boundary to rear.

The Land is identified by Warringah LEP 2011 as being R2 Low Density Residential.

Upon the site is a free standing 2 storey weatherboard and tile dwelling with Attic. Attached to the north-West face of the dwelling is a Carport (built to boundary) and Rear out-Building. A large shed and a pool is also within the rear of the property. There is also an **existing 1.8m high timber lapped and capped paling fence on the front boundary (see figure 1.1).**

Neighbouring the site to the south east at no. 47 is a 2 storey brick and clad residence and secondary dwelling to the rear and pool, with a **1.5m high rendered brick masonry fence on the front boundary (see figure 1.2).** To the north-west at no. 51 is a 2 storey, brick and tile residential flat building with a 600mm high engaged pier brick masonry front fence.

Figure 1.1 Photo of current front fence No. 49 South Creek Road below.



Figure 1.2 Photo of Neighbours front fence at no.47 South Creek Road next to no.49 front fence below.



THE PROPOSAL

FRONT BOUNDARY FENCE

To demolish existing 1.8m high timber palling (lapped and capped) fence to the front Boundary and replace with a Masonry stone clad engaged pier fence (see figure 1.5) with timber look Aluminium closed slats (see figure 1.4) with driveway and gates. The new fence will be built to the same height as the existing 1.8m high fence. Additionally, masonry stone clad planter boxes are proposed within the site boundary against the boundary fence to allow additional vegetation screening to compliment the new fence.



Figure 1.5 BlueStone cladding to masonry.

Figure 1.4 Example of timber slat colour.



The Above proposal will provide decreased acoustic noise from South Creek Road vehicle traffic, increase the property security, privacy and improve the overall appearance of the property from the street. Whilst complimenting the existing character of the street and neighbouring properties.

Engineering (Clause C6)

A Council stormwater Easement burdens the Site along the full South Eastern Boundary. Within the site Easement was Located an existing 600mm diameter Pipe. The following headings shows how this proposal is ***Complying with Warringah Councils (Building Over or Adjacent to Constructed Council Drainage System and Easements Technical Specifications) is demonstrated below.***

Section 6 Permanent Structures over councils Drainage system

The section of fence (3 meter horizontal length) to be built over the stormwater easement will be a light aluminium Panel that is easily removed by 4 Bolts and fixed to post's located outside the easement on either side as shown on the plans and elevations. A Horizontal Opening of at least 3 meters clear as shown on the plans will be provided. This will allow access through the entire easement and all Access requirements required, and will improve the current access as shown in figure 1.2.

Section 6.1.2 structural Provisions

Using the Surveyed information to demonstrate how the Fence and its Footing will Satisfy Warringah Councils (Building Over or Adjacent to Constructed Council Drainage Systems). The Plans and Elevations and sections are shown with the stormwater pipe within the easement. A Proposed Footing for the Fence will be built at least 1 meter clear of the stormwater pipe outside the Easement and extend at least 300mm below the bottom of the Stormwater pipe as shown on the plans.

Section 8.1 Locating Stormwater system Methodology

The Pipe was located by using Councils planning maps (using the stormwater overlay), then Pot Hole hand excavation took place exposing the stormwater pipe (being 600mm in total diameter and approximately 450mm below ground) and then the pipe was surveyed. The surveyor has shown the pipe size and levels on the site survey plan. Photos of the pot hole excavation are shown see figure 1.3 & 1.4.



Figure 1.3 Stormwater pipe Pothole



Figure 1.4 stormwater pipe.

Please note this DA Application addresses issues raised by engineering in a previous DA application 20200188 (Engineering response dated 11-5-2020).

Regards,

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