

Date: 29/8/19

STATEMENT OF ENVIRONMENTAL EFFECTS

425 Pittwater rd North Manly

1. Project description.

The proposal is for construction of a new boundary fence to the northern and eastern boundaries of 425 Pittwater Road, North Manly.

2. Flora impact

The fence is not within the TPZ of any tree. No trees or shrubs are proposed to be removed due to the proposed works.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposed fence is designed to increase the safety and privacy of the occupying family of 425 Pittwater Road, North Manly.

Due to noise from Pittwater road, and the busy footpath along Pittwater road, the fence is required to be 1800mm high to act as an effective acoustic barrier.

The fence is proposed to be reinforced core filled blockwork for the bottom 800mm of the fence height. This is designed to increase the safety of the occupants of the lot from a wayward vehicle careering off Pittwater road at the intersection of Riverview Pde.

4. Streetscape and impact on public domain.

The proposed fence is above the 1200mm height generally accepted for front fences. However, this height control is obviously not applied to busy roads such as Pittwater road. Other front fences on Pittwater road are above the 1200mm control; 428, 427 and 421 Pittwater road – all of which have been recently approved by council.

Additionally, most front fences on the south side of Pittwater road from number 421 heading in a SW direction are over the 1200mm control – effectively creating a streetscape character where 1800mm high fences are the norm.

The proposed fence is a mixture of rendered masonry wall with pillars on corners and a timber picket style fence to give relief, interest and a residential scale to the elevation.

2 stone clad pillars will flank the pedestrian entry gate.

5. Risks

Flood

The site is flood prone.

The proposed fence is compliant with Part E11 of the WDCP:

- The fence is designed to withstand hydraulic forces of flood waters up to the FPL of 3.68 AHD.
- The proposed fence satisfies Part E11 of the Warringah DCP 2011 which states "There shall be sufficient openings in any proposed fence to allow the movement of floodwaters through the fence". Openings in the fence are detailed on the architectural plans.

Landslip

The site is not landslip risk.

Bushfire

The site is not bushfire risk.

6. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.

Excess excavated material will be carted off-site and disposed of as per controls set out in P21DCP.

The excess spoil will be recycled at Kimbriki center or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling center or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

7. Controls in LEP and DCP

WDCP 2011

The proposed fence is compliant with part D13 and E11 as discussed above.



Jamie King (BLArch.)
Landscape Architect