

06.08.19

**DEVELOPMENT APPLICATION
STATEMENT OF ENVIRONMENTAL EFFECTS****Address: 59 Albert St Freshwater, 2096.**
Lot: 7 Sect: 5 DP: 7022**The Proposal**

This application seeks approval

1. New boundary fence for entire property. The fence will be a combination of 2 metre timber paling fence and masonry fence of varying heights
2. New planter box adjacent swimming pool

The site

This property is located on the south-eastern side of Albert St and is within close proximity to Freshwater Village. Albert St is a primary thoroughfare with busy motor and pedestrian traffic.

Boundary fence

- **Side and rear boundary fences:** Generally proposed as a 2 metre high paling fence. At the pool location the fence is proposed as a masonry fence as a feature for the pool area. The masonry fence is generally 1.8m high above the proposed planter box to comply with pool fence requirements. Refer to drawing A02 for this elevation. Another 2m high masonry fence on the south western corner (front yard) is proposed where the outdoor shower is located. Refer to A01. This portion of the fence was previously approved to be a 1.8m masonry fence. This proposal seeks to build a fence at 2m high
- **Front boundary fence**

The proposed front fence will be a combination of masonry with sandstone cladding and a timber sliding gate. The fence will vary from 1.4m to 1.8m high with an average height of approximately 1.6m. As Albert St is a very busy pedestrian and motor traffic street a solid fence of this height is considered appropriate. Neighbouring properties also have high solid fences up to 1.8m to minimise traffic noise and provide some privacy. The proposed fence is not a consistent 1.8m high to reduce the impact of the fence on the streetscape

Planter Box

The planter box is proposed for 2 purposes

1. To help protect the planting from chlorinated pool water
2. Provide an area for seating within the pool area

Potential Impacts

Privacy & Overlooking: A higher fence constructed of masonry is proposed for the areas where most activity will take place. This will provide additional privacy and prevent any overlooking to the neighbours.

Streetscape: The proposed front fence design addresses the busy nature of Albert St and does not create an overbearing and dominant structure on Albert St

Neighbouring Owners Consent: This proposal has the consent of all adjacent neighbours. The application form contains the signatures of the owners for 57 Albert St, 61 Albert St and 3 Oceanview Rd. All 3 neighbouring owners have viewed and consented to the new fence proposal

This application has will reduce noise and overlooking impact from on the neighbouring properties. The application is compliant with Warringah DCP & LEP

Prepared By

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