

SITE

A two-storey brick veneer dwelling is situated on the site.

The lot is bordered by Avalon Parade on the front and by Central Road to the side and the rear.

It has one adjoining neighbour to the South No. 152 Avalon Parade.

A 1.8m high Lap and Cap timber fence surrounds the entire site.

The owners would like to remove the tired looking fence.

PROPOSAL

They propose to replace the fence at the front of the property with an open style fencing 1.6m high, powder coated in a charcoal colour between brick piers.

As shown on the attached plans.

They propose to replace the side and rear fence with a 1.8m high brick fence with openings at the base of the brick fence in accordance with the Flood report prepared by Pittwater Data Services. See the attached Flood Report and Fencing Plans.

The new fence will not only enhance the appearance of the streetscape, but it will also improve security and safety.

PLANNING POLICIES & REGULATIONS

The following Planning policies were considered when designing the type of fence to be erected.

- Avalon to Palm Beach Floodplain Risk Management Study Plan
- Pittwater 21 Development Control Plan (DCP)
- Section D Locality Specific Development Controls Avalon Beach

D1.15 Fencing General

The DCP states:

a. Front fences and side fences (within the front building setback)

Front and side fences (within the front building setback) shall:

- not exceed a maximum height of 1 metre above existing ground level,
- shall be compatible with the streetscape character, and
- not obstruct views available from the road.
- Front fences and landscaping should allow people in their homes to view street activity.
- Fences are to be constructed of open, see-through, dark-coloured materials.

g. Fencing on land identified on Council's Flood Hazard Maps

All fences in High Flood Areas or within a Floodway are to be constructed in 'open'

materials, for the full height of the fence, to allow for the passage of floodwaters through the fence.

VARIATIONS

The owners of the property have three children that play in the front, side and back lawn areas surrounded by this fence.

They are concerned for their safety and are seeking a variation to erect a 1.5m open style fencing at the front of the lot.

The lot is a corner lot surrounded by road on all sides with the exception of the southern boundary.

This would be replacing a 1.8m solid timber fence that has surrounded the site for many years.

The new open style fencing will only improve the aesthetics of the streetscape and improve the sight distance for vehicles turning the corner.

However, a 1.0m fence will not create a safe area for children to play in such an exposed site.

Impact on the streetscape and adjoining neighbours:

The proposed fencing will have no adverse impacts on the streetscape or the adjoining neighbour. The open style fence in a charcoal colour will only enhance the streetscape.

Potential Environmental Impacts:

The proposed open style fencing that will be replacing the existing solid timber fence will only greatly improve the passage of water through the fence.

Waste Management:

The existing timber fence will be removed, and the timber will be sold for fencing.

The steel fencing will be ordered to size, there will be no waste. Any small waste from the construction of the brick piers will be disposed of at an authorised facility.

The proposal will greatly improve the overall appearance of the streetscape.

It will reduce the obstruction of views from the road and allow the home-owner to view street activity, creating a safe environment for their family.

STATEMENT OF ENVIRONMENTAL EFFECTS



Side and Front yard used as a playground for the family.

STATEMENT OF ENVIRONMENTAL EFFECTS



Existing side and corner solid timber fence. Splay to be replaced with open style fencing.

Lot 1 DP 800640 - No. 154 Avalon Parade Avalon Beach