

Wednesday 6th February 2019

30th April 2018
The General Manager
Northern Beaches
Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

This supplementary Statement of Environmental Effects has been prepared in support of a Section 4.55 modification application to amend the proposed fencing along the northern and eastern boundaries at 1180 Barrenjoey Road, Palm Beach. The application should be read in conjunction with approved plans and Conditions of Consent associated with DA N0379/16 and Mod2018/0272.

It should be noted that this application simply seeks approval to erect appropriate fencing in order to provide visual privacy between the subject property and its neighbours. The proposal does not include any changes to the approved building envelope or site landscaping. The applicant was previously advised that a development application was not necessary for a fence on this site and it was therefore excluded from DA N0379/16. This advice proved to be incorrect, hence this Section 4.55 application.

The following table is to accompany drawing S-001 and identifies compliance with the applicable Council Controls and Conditions of Consent.

PITTWATER DCP D12.11 – FENCES GENERAL	COMPLIES/BREACHES
A. Front fences and side fences (within the front building setback) shall: <ul style="list-style-type: none"> • not exceed a maximum height of 1 metre above existing ground level, • be compatible with the streetscape character, and • not obstruct views available from the road. 	COMPLIES
Fences are to be constructed of open, see-through, dark-coloured materials.	COMPLIES
Landscaping is to screen the fence on the road side. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.	COMPLIES
Original stone fences or stone fence posts shall be conserved.	N/A
Front fences and side fences (within the front building setback) on the western side of Iluka Road shall be setback 3 metres from the front boundary.	N/A
Properties fronting Ocean Road (south of Palm Beach Road) may be permitted to construct a front fence consistent with adjoining properties, to a maximum height of 1.8 metres and to be constructed of brushwood or natural timber.	N/A
Properties fronting the western side of Waratah Road, may be permitted to construct a front fence consistent with adjoining properties, to a maximum height of 1.8 metres and to be constructed of brush wood or natural timber, and to be integrated into the landscaping provided on-site.	N/A
Any proposed fences in the Sunrise Hill and Florida Road Conservation Areas require development consent and must be compatible with the style and characteristics of fencing from the particular architectural period.	N/A
B. Rear fences and side fences (to the front building line) <p style="margin-left: 20px;">Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>	COMPLIES

C. Rear fences to land zoned RE1 Public Recreation or E2 Environmental Conservation abutting the Pacific Ocean - Fencing is to be constructed of open, see-through, dark-coloured materials and shall have a maximum height of 1.8 metres.	N/A
D. Fencing adjoining Pittwater Waterway Fences are to be setback 3 metres from the property boundary adjacent to the waterway, and shall have a maximum height of 1.8 metres. Fences are to be constructed of open, see-through, dark-coloured materials. Landscaping is to screen the fence on the foreshore side.	N/A
E. Corner lots or lots with more than one frontage Applicants shall nominate their side, rear and front boundaries if fences are proposed.	N/A
F. Fencing on land on Council's Flood Hazard Maps No masonry fences will be permitted on land identified in High Flood Hazard Areas or on land within a Floodway. All fences in High Flood Hazard 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.	COMPLIES
Advisory Notes For all fencing on land identified in High Flood Hazard Areas or within a Floodway, it is recommended that a minimum of 50% of the area of the fence is 'open', for the full height of the fence, to allow for the passage of floodwaters through the fence. The location of existing fences and walls to be retained and proposed fences and walls.	COMPLIES
N0379/16 KEY CONDITIONS OF CONSENT	COMPLIES/BREACHES
B1. No masonry walls/retaining walls shall be constructed along or adjacent to the northern boundary	COMPLIES
B2. All front fences and side fences beyond the front building line shall be a maximum height of 1.0m	COMPLIES
B8. Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide X 100mm high at ground level spaced at 6 metre intervals.	COMPLIES
Mod2018/0272 KEY CONDITIONS OF CONSENT	COMPLIES/BREACHES
B1. No masonry walls/retaining walls shall be constructed along or adjacent to the northern boundary. In this regard, any masonry walls/retaining walls and any associated footings must not be constructed within 1.0m of the northern boundary.	BREACHES – retaining wall footings to be >500mm from boundaries.

We trust this information is of some assistance and if you wish to discuss the matter further, please do not hesitate to contact our office.

Yours sincerely,



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