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STATEMENT OF ENVIRONMENTAL EFFECTS

SITE:	47 Patrick Street, Avalon Beach
APPLICANT:	Binet Homes Pty Ltd 3 Carlingford Road, Epping NSW 2121
PROPOSEL:	Construction of new brick fence with powder coated metal gates and infill panels

Introduction:

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a brick fence to replace the front fence that was demolished as part of the Complying Development Certificate (Ref: 8034390 Date: 30/11/2017).

Environmental Effects:

The proposed fence has not overshadowing impact.

The proposed fence will provide the same amount of privacy as did the fence prior to demolition.

The proposed fence has neither a positive or negative impact on the Social and Economic Environment.

The proposed fence complies with all relevant planning instruments and development control plans and policies that are relevant to the application.

The following images show the Patrick Street streetscape prior to the construction of the new dwelling at 47 Patrick Street, as well as the existing fence of the adjoining properties.



EXISTING FENCE AT 47 PARTICK STREET, AVALON BEACH



NEIGHBOURING FENCE AT 49 PATRICK STREET, AVALON BEACH



NEIGHBOURING FENCE AT 45 PATRICK STREET, AVALON BEACH

Please do not hesitate to contact our office if additional information is required.

A handwritten signature in black ink, appearing to be 'Crystal Mar'.

Crystal Mar
Architectural Draftsperson
Binet Homes
January 2019