

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED NEW FRONT BOUNDARY FENCE
AT No.17 PERTAKA PLACE, NARRAWEENA**

FOR

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01 INTRODUCTION

This statement examines the proposed new front boundary fence at No.17 Pertaka Place, Narraweena and the site being identified as Lot 20 of Deposited Plan 215817.

The site is zoned R2 Low Density Residential as indicated in the Land Zoning Map of the Warringah LEP 2011.

The site is not in a heritage conservation area.

The site is in Area B of the Warringah Landslip Risk Map.

02 SITE & SURROUNDING DEVELOPMENT

The site is located on the northern side of Pertaka Place and has an area of 557 square metres. The frontage to Pertaka Place at the boundary is 15.24 metres and the rear southern boundary is 15.24 metres. The eastern side boundary adjoining the property at No.16 is 36.575 metres long and the western side boundary adjoining the property at No.18 is 36.575 metres.

The site falls from the rear boundary to the street front boundary with a difference in ground levels of approx. 7.5 metres.

On the property currently stands a two storey weatherboard clad dwelling with metal clad roof.

The adjacent residence at No.16 Pertaka Place adjoining the eastern side boundary is a brick and fibre cement sheet clad two storey dwelling with metal deck roof.

The adjacent residence at No.18 Pertaka Place adjoining the western side boundary is a single storey brick and weatherboard clad dwelling with tiled roof.

The surrounding area is established urban residential with a mixture of dwelling types. Many of the original residences have been subject to significant renovations or alterations and additions typical of the on-going upgrading of residential development occurring within the local area.

03 PROPOSED DEVELOPMENT

The development being proposed seeks consent for demolition of the existing concrete block retaining wall with a timber fence on top. The existing retaining

wall is gradually moving onto the nature strip due to the pressure from the retained earth and is in need of repair or replacement.

The new front boundary fence will be constructed with materials, finishes and construction detailing which is appropriate in scale and form within the streetscape.

04 PARKING & VEHICULAR ACCESS

The existing off-street car parking remains unchanged. Vehicular access from Pertaka Place is maintained by the existing driveway.

05 STORMWATER MANAGEMENT

The proposed new front fence and retaining wall does not have any impact on the existing stormwater disposal system.

06 LANDSCAPED AREA & PRIVATE OPEN SPACE AREA

The existing landscaped area and private open space area remain unchanged.

07 PRIVACY & SECURITY

The proposal does not result in any loss of visual privacy to the adjoining properties and the new fencing provides security along the front boundary.

A new gate adjacent to the garage door will provide security to the front yard areas while the existing garage will maintain secure off-street parking.

SUMMARY

The proposed development will provide a quality fence with a scale and style that is appropriate and consistent with the local streetscape and suburb location.

No adjacent residences or properties will suffer any significant loss of natural light, sunlight, privacy, views or amenity.

The proposal has no impact on existing services or infrastructure.

Finally, the proposed development complies with the requirements and objectives of council's planning controls.