

SUMMARY:

- STATEMENT OF ENVIRONMENTAL EFFECTS:
 - PROPOSED TENNIS COURT FENCE TO NORTHERN BOUNDARY ONLY
 - #02a ALLEN AVENUE, BILGOLA BEACH
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This Statement of Environmental Effects has been prepared in conjunction with and accompanies a Development Application prepared by *Wallhouse Holdings Pty Ltd* on behalf of the Owners of #2a Allen Avenue, Bilgola Beach (Subject Site) being *Wimbledon 1963 Pty Ltd*.

The Development Application seeks Council Approval that involves the construction of a Section of a Tennis Court Fence on the Northern Boundary between #2a and #04 Allen Avenue, Bilgola Beach. This Tennis Court Fence will be some 26m in length, 3m in height and complements the Tennis Court on the Subject Site and completes a perimeter Tennis Court Fence already in place on the East, South and West Tennis Court perimeter.

This Statement describes the Subject Site and the immediate surrounding area together with the relevant Planning Controls and brief history of the Site, in particular as it relates to the Tennis Court.

In preparation of this Statement we present the following Documents and pictures:

- Development Application
- Site Survey recently completed
- Relevant Planning Control
- Site Picture (current Site) depicting the Tennis Court and current Fencing
- Site Picture circa 2004 depicting the Tennis Court with the Northern Fence
- Site Picture circa 1992 depicting the Tennis Court with the Northern Boundary Fence
- Drawing of the Fence that is the subject of the Development Application

(i) **Development Application:**

The Development Application seeks Council Approval for the construction of a Tennis Court Fence (the Fence) on the Northern Boundary of the Property. It is depicted in the Drawings attached herewith and will have the effect of completing what is in essence a missing section of the Fence on the Northern Boundary. This Northern section of the Fence was in place since at least 1992 (per picture attached herewith) and was removed at some point by previous Owners. The Tennis Court is a legal structure permissible by Council and has been in place since at least the early 1970s. The requirement for the Fence is necessitated given when occupants regularly use the Tennis

Court many tennis balls find their way into the adjoining and neighbouring property at #04 Allen Avenue. This is both a nuisance to the Owners/Occupants of #02a and 04 Allen Avenue and to request for a Tennis Court Fence to surround a Tennis Court is only reasonable.

Furthermore the request to construct the Fence on the Northern Boundary will in fact simply reinstating what has always been constructed On-Site with the Fence only having been removed by previous Owners in recent years. The details of the Fence are as follows:

- colour to be a recessive black per what is currently in place

- height will be 3m per what is currently in place with the other areas

- materials will be a Tennis Court Chain Fence design open in design and what is in place already with the surrounding pipe sections. Again per what is in place already

- the fence will be approximately 26m in length

(ii) **Site Survey:**

The Subject Site is located on the western side of Allen Avenue, approximately 150 metres from the bend connection between Allen Avenue and Bilgola Avenue. The Subject Site is irregular in shape and a total area of approximately 850 sqm with a frontage of some 18.3m, a South boundary of some 45.7m and a North boundary of some 51.1m. The Subject Site is a flat site for the length of the Tennis Court and thereafter rises steeply to the rear. This is depicted per the Site Survey attached herewith, prepared by John Lowe and Associates as described as Lot 20/DP 11978 and Lot A/DP 379490. The Survey includes all the relevant Site Dimensions and Relative Levels as required.

(iii) **Relevant Planning Control:**

For the purposes of this relatively simple Development Application the relevant Planning Control referred to is the Pittwater 21 Development Control Plan, specifically Section 3.12(Fences-General) that is applicable for the Bilgola Locality as identified in the Development Control Plan referred to above.

The Control allows Side Fences within Land that is located in the Allen Avenue Visual Protection area with certain height limits, being 1.8m in height. Whilst this fence will be some 1.2m higher than that as stated in the Control a height limit at 1.8m is not appropriate under the circumstances

given the purpose of a Tennis Court Fence is to keep/retain Tennis Balls inside the property and to limit the height to 1.2m will not be practical. Furthermore the height requested is consistent and normal practice for Tennis Court Fence heights. The Controls also state that the Side Fence must be:

- open,
- see through and
- dark coloured.

The Tennis Court Fence will meet these criteria as evident from the current Tennis Court Fencing already in place

(iv) **Pictures:** _____

For the purpose of this Development Application I attach herewith three pictures:

-Pic# 01: this clearly depicts the current Tennis Court and Tennis Court Fence and showing the missing Northern Section of the Tennis Court Fence

-Pic# 02: this was taken circa 2004 as part of a Development Application. This picture clearly shows the Northern Tennis Court Fence in place

-Pic# 03: this was taken circa 1992 as part of a series of photographs taken following a visit to the Property by the former Owners. Again as in Pic# 02 this picture clearly shows the Northern Tennis Court Fence in place

(v) **Outcomes:** _____

The requirement to construct the Northern Boundary section of the Tennis Court Fence will meet the Outcomes as detailed in Section D3.12 of the Pittwater 21 DCP given the following:

- the future character of the area is not compromised given the see through and open construction of the Tennis Court Fence
- the recessive and dark colour will have the effect of maintaining the visual character of the area
- the Fence will define the Boundaries of the properties
- the Fence will contribute positively to the public domain by keeping the Tennis Balls within #2a Allen Avenue

-the open nature of the Fence will allow an open streetscape so as to provide the casual surveillance of the area and surrounding neighbourhood from the street.

-the Fence being located on the South side of the adjoining neighbour at #04 Allen Avenue will not affect the solar access of the neighbour and the open design will not affect the views as observed from the windows located on the South side of the adjoining neighbour located at #04 Allen Avenue. All other amenities(privacy, noise, aesthetics) will not be affected as well. Hence the impact of this Tennis Court Fence will only be minimal for the adjoining neighbours and no amenities of the neighbours will be affected in any significant way.

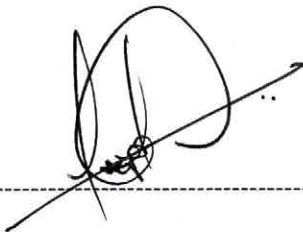
(vi) **Site Surrounds:**

The existing Dwelling consists of a Rendered split level two-three Storey house with a Tiled Roof and a small section of Metal Roof being constructed on the front North-East portion of the Dwelling. The Subject Site has a Tennis Court which occupies a large section of the property and results in the Dwelling having a very considerable Front Setback of approximately 28m and hence the Dwelling is situated towards the rear of the Property.

The existing Streetscape is a quiet cul-de-sac of sorts with a majority of traffic flow generated by the local residents who reside in either Allen Avenue or Bilgola Avenue. In the immediate vicinity of the Subject Site there consists a mixture of single and two storey Dwellings of varying Architectural styles. To the North is a two storey Rendered residence with a Metal roof and to the South is a rendered two storey residence with a Tiled Roof. Both of these residences are considerably forward of the Subject Site's Dwelling. There are no Heritage Items located in the immediate vicinity of this Property nor is the Subject Site a Heritage item.

(vii) **Conclusion:** _____

Given the above Submission it is considered that the proposed Works at #02a Allen Avenue, Bilgola Beach should be supported. The proposed Works will have both a minimal and positive impact on the adjoining properties and surrounding environment and built environment.



Joseph A. Ormaechea(Director-Wallhouse Holdings Pty Ltd)

6/09/2021

Dated



Mark Bradshaw(Director-Wimbledon 1963 Pty Ltd)

06 September 2021

Dated

Wallhouse Holdings Pty Ltd

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