

Statement of Environmental Effects Development Application – Construction of New Front Fence

Site Address: 26 Bungan Head Road, Newport NSW 2106 Lot & DP: Lot 1 DP 539285 Applicant: Nick Alexopoulos Zoning: C4 – Environmental Living (under Northern Beaches LEP 2011)

1. Introduction This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application (DA) for the construction of a new front fence at 26 Bungan Head Road, Newport. The proposal is part of broader alterations and additions to the existing residence, as shown on the DA plan set prepared by Rapid Plans (Drawing No. DA1003 et seq, dated 30/07/2025).

2. Site Description The subject site is: - Located on the northern side of Bungan Head Road. - 716.4m² in area. - Zoned C4 Environmental Living under the Northern Beaches Local Environmental Plan (LEP) 2011. - Not a heritage item and not located within a heritage conservation area. - Currently developed with a detached dwelling house and associated landscaping, retaining walls and garden elements.

The proposed fence will sit within the front boundary setback and enhance the property's streetscape presence.

3. Proposed Development The proposal involves: - Construction of a new front fence across the street boundary. - The fence is to be constructed using stone-clad concrete walling in keeping with the existing material palette of the residence. - Fence height will be consistent with Council's DCP controls, maintaining visual permeability where required (e.g., via integrated open sections or gaps between solid elements). - A pedestrian gate and driveway access will be included as part of the integrated fence design.

4. Planning Controls & Compliance Zoning: - The property is zoned C4 Environmental Living. - Fencing is a permissible form of development ancillary to a dwelling house.

Northern Beaches DCP 2011 – Relevant Clauses: - Part C1 – Low Density Residential Development: - Fence height will not exceed 1.2m in solid sections and up to 1.8m where open/permeable, consistent with DCP guidance. - The materials (stone cladding, concrete) are consistent with high-quality finishes as encouraged by the DCP. - Sight lines are maintained for vehicle access and pedestrian safety.

5. Environmental Effects a) Visual Impact: The design complements the dwelling and surrounding streetscape by using neutral, coastal materials and robust detailing. The fence will integrate with existing landscape features and enhance the street frontage without dominating the public domain.

b) Amenity: The fence will improve privacy and security for occupants without negatively impacting the amenity of neighbours or pedestrians.

c) Heritage & Ecology: - The site is not heritage-listed. - No known threatened species or ecological constraints are affected. - The proposal maintains existing trees and vegetation.

d) Drainage: - Drainage will be maintained or adjusted to ensure stormwater runoff does not affect adjoining properties or the public verge.

e) Traffic & Access: - Existing driveway access is retained. - Fence design ensures clear sight lines for safe vehicle ingress and egress.

6. Waste Management - Minimal construction waste will be generated. - All waste will be managed and removed by licensed contractors. - Refer to the accompanying Waste Management Plan (DA1010) prepared by Rapid Plans for full details.

7. Conclusion The proposed front fence is a minor yet visually significant addition that is consistent with the objectives of the Northern Beaches LEP and DCP. It enhances the property's functionality and presentation while respecting environmental and neighbourhood character. The proposal is modest, well-designed, and consistent with planning objectives.