

01.11.2024

STATEMENT OF ENVIRONMENTAL EFFECTS

Address: 67 Griffiths St Balgowlah 2093

Lot: 10 **DP:** 9860

Proposed Development: New fence at Griffiths St boundary

PROPOSAL

This application seeks approval to replace the existing fence with a new for the full length of the street boundary. The fence will consist of masonry pillars timber batten infill panels. A sliding gate is proposed to allow vehicle access and security. A new pedestrian gate is proposed on the eastern corner with associated steps and retaining wall. This access includes a ramp to allow easy bicycle access.

Compliance:

Height: No changes proposed for the new fence. The new fence is to match the existing fence height ranging from 1730mm to 1410mm

Design & Streetscape: The proposed timber battens will allow partial transparency.

Materials: The masonry pillars will be clad with sandstone and the timber battens to be painted white to match the existing timber trim of the house.

This application is compliant with the Manly Council DCP, LEP and does not have any detrimental impact on neighbouring properties or the streetscape.



Prepared By

Xu KHA (B. Arch. Hons. 1) | Architect Registration No. 7994 | xu@scopearchitects.com.au