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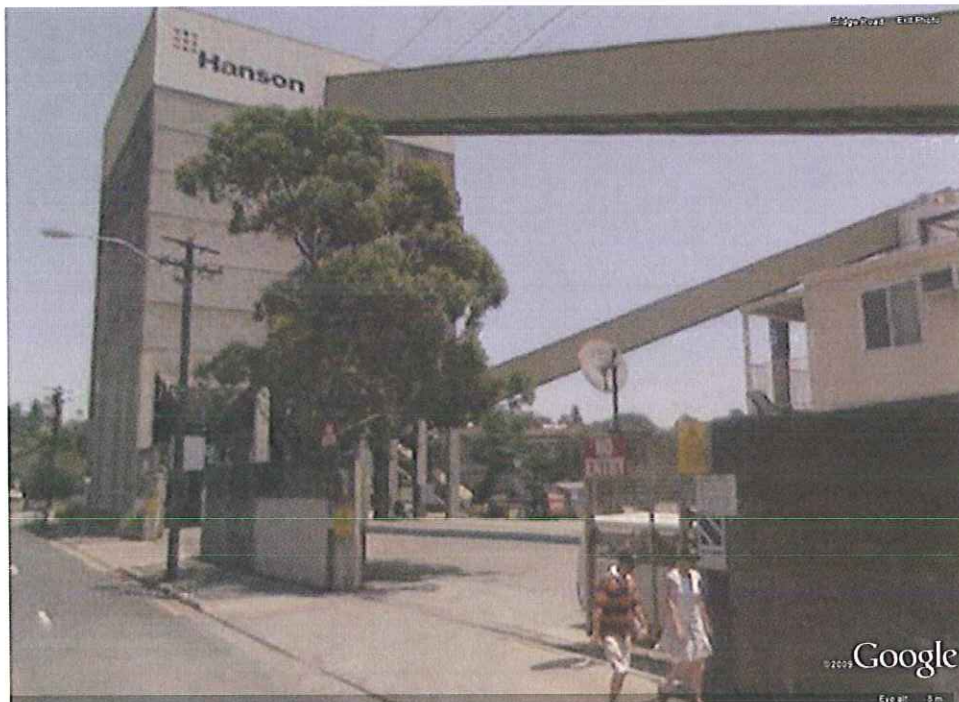
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STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS TO EXISTING FRONT FENCE AND GATES TO THE CONCRETE BATCH PLANT AT 1A BRIDGE ROAD, PYRMONT



Overview

This report forms part of a Development Application submitted to Sydney City Council for alterations to the existing front fence and gates at the Hanson concrete batching plant located at 1A Bridge Road, Pyrmont.

The site and existing fence and gates

The site is located on the northern side of Bridge Road. It has a front boundary on Bridge Road with a dimension of 105metres.

The site area of the subject property is 6,162 sqm.

The Proposal

Fence Proposal

Approval is sought for some minor alterations to the existing front fence and gates. It is proposed that a section of the existing 3metre high concrete block wall between the truck entry and exit gates (see figure 1) be replaced with galvanised or black powder coated security spear top fencing.

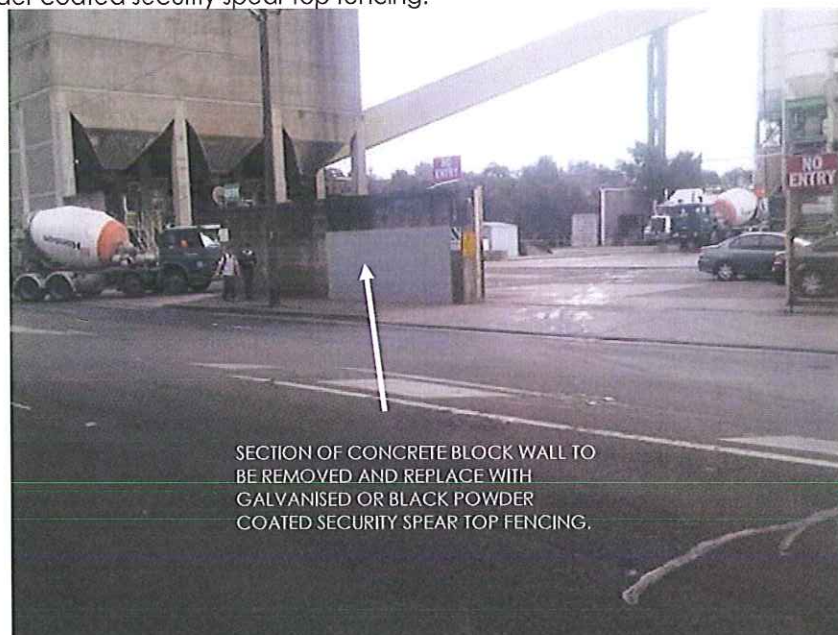


Figure 1: Front elevation of the existing fence and gates.

The fencing proposed to be used is similar to the type erected outside the Sydney Fish Markets on bridge Road, Pyrmont (see figure 2).



Figure 2: Existing black spear top fencing outside the Sydney Fish Markets on Bridge Road, Pyrmont.

Gate Proposal

It is proposed to replace the existing three (3), 3metre high metal gates which have deteriorated over the years with new galvanised or black powder coated security spear top gates. Two gates will be sliding gates and one gate will be a bi-fold gate similar to the existing gate (see attached marked-up site survey).

Building Form and Materials

The overall appearance of the proposed alterations to the site's front fence will be in keeping with the character of the existing fencing in the surrounding environment.

The materials will be aesthetically more pleasing than the existing concrete block wall and deteriorating metal gates. The fencing and gates will be made of metal and powder coated to provide adequate surface protection over time.

Pedestrian Safety and Truck Egress and Entry

The proposed alterations to the front fencing and gates will eliminate the existing pedestrian/truck visual blind spots (see figure 3) as the spear top fencing will allow both truck drivers and pedestrians to see through the spaces between the posts (see figure 2).



Figure 3: The exiting visual blind spots created by the concrete block wall.

Streetscape

The proposed alterations will have minimal effect on the streetscape. The proposed fencing will not alter the building form of the existing site. The overall appearance of the fencing will be in keeping with the character of the surrounding environment.

Summary

It is submitted that the proposal provides substantial improvements to the present operating conditions for the concrete batching plant by providing clear visibility between trucks entering and exiting the site and pedestrians travelling along the footpath on Bridge Road.

The proposal has been designed to have as little added impact on the neighbours as possible and to fit in with the bulk and scale of neighbouring buildings.

Thus it is submitted that the proposal is compliant in terms of performance criteria and warrants favourable consideration.

