Front boundary fence and front yard side fence not typical to adjoining properties.

Variation is requested for the front boundary fence and front yard side fence (east side only) being not typical to adjoining properties, but typical to many nearby properties in Pitt road and properties further along the road in both east and west direction.

D13 Front Fences and Front Walls copied from DCP 2011

Objectives

• To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
• To encourage innovative design solutions to improve the urban environment.
• To avoid a 'walled in' streetscape.

Requirements

1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.
2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.
3. Fences located within the front building setback area are to complement the existing streetscape character.
4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.
5. Gates are not to encroach over the property boundary when opening or closing.
6. Fences should complement the architectural period of the building.

It is considered the development will not compromise the DCP control objectives and will maintain the desired effects.
Please refer to justification for front and side fencing meeting D13 objectives after fence proposal description and requirements below.

Front and front side boundary fencing

Pitt Road is a very busy local road being the main artery for North Curl Curl connecting to Harbord and Griffin Roads and numerous local roads. There is constant traffic passing number 85 as this is the busiest section of Pitt Road with the local shopping centre opposite and the public school around the corner in Playfair Road. Furthermore, the site is two doors east of the busy road intersection of Pitt Road and Playfair Roads.
Pedestrians pass number 85 constantly during the day to access the shops opposite and busy café four doors east of 85, and the public school in Playfair Road.

Considering this it is considered the 1645 - 1800 - high fence is justified to provide visual privacy to the front yard, veranda, and with the residence. A 1650 mm high will be insufficient as people particularly pedestrians can view over the top of it.

The proposed front fence will be 1800 high at the east end and 1645 high at the west end, the land sloping slightly from west to east, front boundary length 15.24 m. A sliding gate 1645 high of the same design and construction as the front fence will form part of the fence at the existing front driveway.
To the east side front boundary within the front yard the front fence will return the front of the house (no. 85) a distance of approximately 9.5 m. This is required for the

same privacy reasons as the front fence. This section of the site is open to vision from the shopping centre opposite, busy passing traffic and pedestrian movement. There are other precedents of side front fencing 1800 high to properties on Pitt Road, two examples have been provided in photos following in this report.

Proposed fence construction

The fencing has been designed to suit the house design at 85 and local houses being typically light weight timber framed construction with weatherboard cladding. This is typical of the Northern beaches housing character and a desired design and construction for the locality.

The fencing will have timber post 140 x 140 at approximately 2.3 m spacing, horizontal rails top, bottom, and centre 70 x 45, and vertical timber slats 90 x 20 on the fence outside face, and top capping 90 x 30 timber. Spaces of 10 mm between vertical slats will create a semi open effect also bring ventilation within yard and sunlight to vegetation behind fence.

The 140 x 140 posts will extend 25 mm higher than the fence providing further attractive articulation.

It is considered this will be a very attractive and suitable design contributing to the residence and streetscape. It will not be excessive in bulk and scale, its height, design and construction in harmony with many other front fences in the street and locality.

The fencing and gate will be painted both sides in an attractive light and environmentally friendly colour eg. off white, cream, light blue – grey.

Fencing at front and front side boundary proposal meeting objectives and requirements of DCP 2011 D13 Front fences and front walls

DCP Objectives and proposal suitability

- DCP To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
  Suitability. The fencing of light weight timber vertical boarding with articulation in prominent solid posts, and fence capping is highly suitable for the site, streetscape, and locality. Design and construction of this type is of the typical Northern Beaches character and highly recommended for local planning of structures.

- DCP To encourage innovative design solutions to improve the urban environment.
  Suitability. The fencing has been designed with attractive and highly suitable characteristics and articulation to stylishly represent and continue the form and materials of current and traditional construction and appearance of the locality and Northern Beaches. It will appear highly attractive and suitable from the street, adjoining and local properties, blending well with the surrounding structures and landscaping.

- DCP To avoid a 'walled in' streetscape.

Suitability. The fence design, bulk and form, is in character with the residence no. 85 being of two storeys, with high trees with wide canopies in the front yard. The fence design will not seem excessive nor will it create a walled in effect. This situation has been strongly considered and planned in the design so the fence, residence, landscaping will be in balanced proportions and in harmony with each other.

DCP Requirements

1. DCP Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.
   Suitability. As stated in above clauses this type of design and materials are common in the locality and street.
2. DCP Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.
   Suitability. Setback/s have not been provided as the front yard has large trees with wide- spread thick foliage providing the landscaping effect. Setbacks with landscaping would appear inappropriate and of poor design. The flush continuous fence with heavy foliage behind will be more attractive and more than sufficient in creating this desired effect. Furthermore, the straight, continuous fence is the norm for all front fencing on Pitt Road and local streets running off it.
3. DCP Fences located within the front building setback area are to complement the existing streetscape character.
   Suitability. This applies refer DCP objectives above.
4. DCP Fences are to be constructed to allow casual surveillance, except where there is excessive noise.
   Suitability. The fence will have open slat construction with 10 mm spaces affording viewing through whilst providing privacy within.
   Casual surveillance of the street can be viewed from the front veranda being elevated 350 mm above the front yard land, and within the residence at ground and first floor levels.
5. DCP Gates are not to encroach over the property boundary when opening or closing.
   Suitability. Gate sliding behind front fence.
5. DCP Fences should complement the architectural period of the building.

   Suitability. The fencing has been designed with attractive and highly suitable characteristics and articulation to stylishly represent and continue the form and materials of current and traditional construction and appearance of the locality and Northern Beaches. It will appear highly attractive and suitable from the street, adjoining and local properties, blending well with the surrounding structures and landscaping.

Please refer to following photos (over page) of front and front yard side fencing precedents of similar design, construction, and height along Pitt Road.

Front and front yard side fencing precedents of similar design, construction, and height along Pitt Road.

Pitt Road and shops opposite number 85

85 Pitt Rd current situation low brick wall varying to 900 high

Looking east from front 85 Pitt Rd

Photos following of Pitt Rd properties east of no. 85

79 Pitt Road 3 houses east of number 85 1800 mm high brick wall on front boundary

81 Pitt Rd 1550 high fence front boundary

75 Pitt Rd 1800 high brick front boundary

73 Pitt 1800 high render masonry + gate


136 Pitt 1800 high brick 90 m east of number 85


3 Ross St (round cnr. 85 Pitt)) 1800 high front boundary


124 PittRd 1800 high front boundary and front side boundary

126A & 124 Pitt Rd 1800 high shared front side fence

130 Pitt Rd 1700 high picket slats to front boundary

61 Pitt Rd 1800 high front boundary

49B Pitt 1500 high on front boundary

39 Pitt Rd 1800 high front boundary

Following photos are of Pitt Rd west of 85 Pitt Rd

93 Pitt Rd 1650 brick wall front boundary

105 – 103 Pitt Rd shared front side boundary 1800 L & capped fence

172 Pitt Rd 1800 high low brick wall then slats to 1800

184 Pitt Rd 1800 high on front boundary

115 Pitt 1800 high maspnry render front boundary

117 Pitt !800 high maspnry render front boundary

119 Pitt Rd 1800 high masonry rendered front boundary with gates

112 Pitt Rd 1800 brush fence front boundary

114 Pitt Rd 1800 L & capped fence front boundary

!32 Abbot(continues on Pitt Rd - shared front side boundary 1800 L & capped fence

!32A and 132 B Abbot Rd 1800 high brick wall on front boundary

Abbot Rd Cnr Burilla 1800 high lapped & capped on front boundary