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**From:** tb rl  
**Sent:** Wednesday, 13 July 2016 12:47 PM  
**To:** records  
**Cc:** donotreply  
**Subject:** TRIM: UBC 20/2016 DA Unauthorized Works 5 Barrabooka St Clontarf LETTER OF OBJECTION  
**Attachments:** 5 Barrabooka St LOO 130716.docx; ATT00001.txt



9 Barrabooka St  
Clontarf  
NSW 2093  
13 July 2016

NORTHERN BEACHES COUNCIL  
PO Box 82  
Manly NSW 1655  
[records@manly.nsw.gov.au](mailto:records@manly.nsw.gov.au)

Re:  
UBC 20/2016 DA  
Unauthorized Works  
5 Barrabooka St Clontarf

#### LETTER OF OBJECTION

Dear Sir/Madam,

I ask Council to impose Conditions to overcome:

- Excessive Front Fence Height, and
- On Site Stormwater Management.

I ask Council to request that a Landscape Plan be submitted, as there are numerous raised beds, brick planters and enlarged driveways being installed. It will be necessary to consider the OSD within the rear landscape design.

#### Front Fence

I am concerned that the Front Fence elevation does not accord with MDCP. I request Council impose a condition to limit the maximum height of the Front Fence to be 1m high. The current height of 1.8m southern pier is completely out of character with the streetscape. Council will note that most properties have no front fence, allowing for the natural vegetation to run through these areas. Preferably the front fence should be deleted. It is also noted that no approval is sort under this application for any front gate to the front boundary, and I ask Council to impose a Condition requiring a new DA to be submitted if a gate is to be proposed.

*MDCP 4.1.10 states:*

*"Fencing*

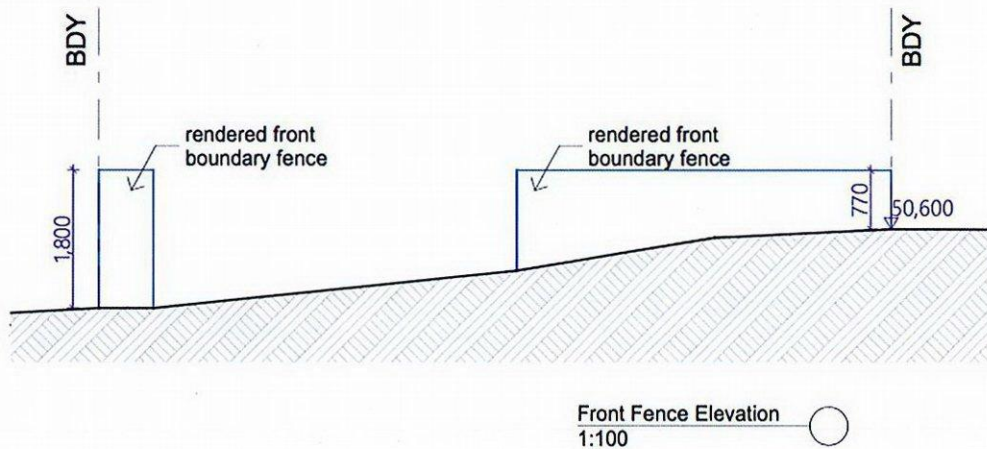
*Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above ground level at any point.*

*MDCP 4.1.10.1 states:*

*Exceptions to maximum height of Fences*

*a) In relation to stepped fences or walls on sloping sites the fence and/or wall height control may be averaged." ☐*

New construction on the southern and eastern aspects shall comply with section 8 (BAL 40) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" refer Bushfire Report BPAD dated Wednesday 22 June 2016



Sketch A: extract from DA drawings showing 1.8m high front fence. Southern 1.8m high fence to be reduced to 1m.

### Stormwater Management

I am concerned that the Soft Open Space in the front yard has been significantly reduced by a new extended concrete driveway. This extended driveway and other brick planter walls that have been built has not been shown on these drawings. This extended driveway increases the stormwater runoff, and therefore a Stormwater Management system needs to be installed to accord with "Specification for On-site Stormwater Management 2003" and "Specification for Stormwater Drainage".

MDCP 3.7 states:

*"Stormwater Management*

*The standards to achieve the controls contained in the Stormwater Control Policy are provided in Council's "Specification for On-site Stormwater Management 2003" and "Specification for Stormwater Drainage". Stormwater management measures are to be implemented and maintained in accordance with the Specification for Stormwater Management ."*

Yours faithfully,

**Bill Tulloch**

**BSc[Arch]BArch[Hons 1]UNSW**