

12 August 2016

Ahmad Ibrahim
Suite 7/ 8 Mcfarlane St
MERRYLANDS NSW 2167

Dear Sir,

Development Application No: Mod2016/0132 for Modification of consent to DA2015/0335 for construction of a dwelling house at 46 Carnarvon Drive FRENCHS FOREST.

I refer to your application that was received by Council on 30/05/2016. An assessment of your application revealed a non-compliance that will not allow Council to support this application in its current form.

The matter is discussed below:

Front Fence

The proposed front boundary fence (to address Condition No.2 of the original consent), when incorporating the light fixtures on the brick piers, would have a total height of 2 metres from the existing ground level. Compounding the visual impact of this fence is the length of the fence along the Carnarvon Road frontage, which is approximately 118 metres.

The aspect of the proposed modification is inconsistent with Part D13 Front Fences and Front Walls of *Warringah Development Control Plan 2011* (WDCP 2011) as it fails the following Objectives:

- *To avoid a 'walled in' streetscape.*

and fails the following 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.

The proposed fence is inconsistent with the existing streetscape character as the visual bulk of the fence is of a length and height that would result in a "walled-in" streetscape.

Advice:

You are strongly encouraged to withdraw this application and resubmit an application that addresses all of the issues listed above. Council will not accept any additional information or amendments to this current application.

If you choose to withdraw this application within seven days of the date of this letter (19 August 2016), Council may refund a portion of the development application fees.

If you have not contacted Council by, Council will assume that you are not withdrawing this application and no fees will be refunded and we will assess this application in its current form.

If you wish to discuss any issues raised in this letter, please contact Nick England on 9942 2111 between 8.30am to 5.00pm Monday to Friday.

Yours faithfully



Rodney Piggott
Planning Assessment Manager