



northern
beaches
council

4 July 2019



Boston Blyth Fleming Pty Ltd
Suite 1 9 Narabang Way
BELROSE NSW 2085

Attention: Greg Boston

Dear Greg,

Development Application No: DA2019/0108 for Demolition and Construction of Self Storage Units at 11-13 Cook Street FORESTVILLE.

Further to our correspondence dated 26 June 2019, the purpose of this correspondence is to clarify the Urban Design referral response provided on this application.

Council's Urban Designer has reviewed the original commentary provided on 2 April 2019 and the following is a clarification of the issues as they relate the east (rear) setback and north (side) setback. Amended comments have now been provided, which are reproduced below:

1. Eastern Boundary adjacent to the neighbouring church/education facility has been reviewed and assessed as satisfactory.
2. Northern boundary adjacent to an R2 residential zone presents more of an issue to the neighbouring properties given the scale, bulk and height of the proposed storage warehouse. A minimum 4.5 metre setback will be required to provide some relief to this elevation with a landscaped planting buffer a minimum of 3 metres and the 1.2 metres allowed for the egress path required. Refer Condition prior to issue of Construction Certificate.

Eastern (Rear) Boundary Setback

To confirm, the setback and architectural treatment proposed on the eastern rear boundary (adjoining No.9 Currie Road – the Catholic Church land) is considered adequate to meet the objectives of the Rear Setback development control in the Warringah Development Control Plan 2011 (WDCP 2011).

Northern (Side) Boundary Setback

However, the setback of the building on the northern boundary, adjoining No.5 and 7 Currie Road, is inadequate to meet the following objectives of the Side Setback control in WDCP 2011:

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*

Mitigating the visual impact to the adjoining residential zone and properties to the north is dependent on adequate landscaped areas being provided along this boundary.



The 2 metre wide strip proposed is inadequate given that the excavation for the proposed building locates the proposed vegetation on an isolated podium, which inhibits the potential for healthy plantings with sufficient longevity. This in turn limits the effectiveness of the plantings to screen the proposed building when viewed from the residential properties to the north.

The notes from pre-lodgement meeting PLM2018/0244 held on 25 October 2018 stated that a minimum 3m wide landscaped area from this boundary would be needed, as stated on Page 6:

“The 3m setback to the northern boundary is considered sufficient in the context of the residential dwellings being adjacent this boundary. However, this setback will need to be landscaped appropriately to create an adequate residential context.”

The access path adjoining the building on this boundary reduces the effective area of landscaping and is not an appropriate response. Whilst it is acknowledged that the access path is required for compliance with the Building Code of Australia (BCA), this path was not shown on the concept plans provided for the pre-lodgement meeting. Further, matters of BCA compliance cannot be accepted as a justification to restrict the minimum area of landscaping that Council had previously requested.

Council’s Urban Designer has recommended a minimum 4.2m setback from the northern boundary and under the circumstances this is necessary to achieve the objectives of the Side Setback control.

In effect, this will require the building to be setback a further 1.2m from the northern boundary, from its current position.

Advice for the Applicant

Based on these matters and those also raised on the correspondence dated 26 June 2019, you are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above

Should you choose to withdraw this application within fourteen (14) days of the date of this letter, Council will refund **75%** of the application fees. If you have not contacted Council by 11 July 2017, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to council@northernbeaches.nsw.gov.au. To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application. If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

Bank	
Account Name	



BSB	
Account Number	

If you have not contacted Council by 15 July 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 between 8.30am to 5.00pm Monday to Friday.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Anna Williams', with a long horizontal flourish extending to the right.

Anna Williams
Manager, Development Assessment