



18 June 2025



Luke N McArthur
6 Moira Place
FRENCHS FOREST NSW 2086

Dear Sir,

Development Application No: DA2025/0578 for Construction of a carport and front fence at 6 Moira Place, FRENCHS FOREST

An assessment of your application has been undertaken.

The assessment has found that it is unsatisfactory in its current form for the reasons identified below:

Front Boundary Setback

Pursuant to Section B7 'Front Boundary Setbacks' in the Warringah DCP 2011, the subject site must comply with the following objectives and requirements:

Objectives

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*

Requirements

- *Development is to maintain a minimum setback to road frontages.*
- *The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.*

Council is not satisfied that the above requirements nor objectives have been met by the current proposal. The proposed carport and storage area is not sufficiently setback from the front boundary and is not supported in the front setback area.

It is noted that within the immediate locality, that front setback areas are generally free of carport, garage and other structures (apart from driveways and front fences), which is a visual quality that should be upheld to protect the existing and desired streetscape.

Parking Facilities

As per Section C3 'Parking Facilities' in WDCP, Council is not satisfied that the below requirement has been sufficiently demonstrated.

"Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site."



The proposed carport and storage structure is not sufficiently integrated within the house design nor is it located behind the required front setback or front building line. The proposed carport and storage structure will dominate the front façade and be out of character for the current and desired future character of the area.

Therefore, the proposed carport and storage structure is not supported.

Conclusion

Council is not supportive of the carport and storage area within the front setback, as proposed. However, we may be supportive of additional hardstand area to facilitate 2 off-street parking spaces to meet the parking demand of the dwelling and the WDCP 2011. If additional hardstand space is proposed, the minimum required landscaped area of 40% must be maintained, or a minor variation only.

Please note, Council is supportive of the proposed 1200mm height aluminium/metal picket fence within the property boundary in replacement of the existing timber picket fence.

Options available to the Applicant

Council is providing you with two (2) options to progress your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please carefully read the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

Please advise of your selected option by responding **within 7 days of the date of this letter** by email sent to council@northernbeaches.nsw.gov.au marked to the attention of the assessment officer. Should Council not receive your response by this date, Council will determine the application in its current form.

Submitting further information/amendments

Council will offer one opportunity to provide feedback on conceptual amendments addressing the issues raised in this letter. We strongly request that you contact the assessment officer directly for a 'without prejudice' discussion on your proposed resolution of the issues and the submission requirements **before** lodging any documentation on the NSW Planning Portal.

Conceptual amendments must be provided to Council for feedback **within 14 days of the date of this letter**. If conceptual amendments are deemed sufficient, we will then provide you with a timeframe upon which an amended application is to be lodged on the NSW Planning Portal (generally 14 days).

Please ensure that the amended/additional information submitted on the NSW Planning Portal is a genuine attempt to resolve the issues as Council will generally not seek any further information/amendments after that point. Council will proceed to assess and determine the application based on the submitted information without further consultation. Whilst we will provide feedback on your conceptual amendments in good faith, this cannot guarantee the approval of the amended application.



As part of any amended application, it may be necessary to update your supporting documentation (e.g., BASIX certificate, bushfire report, geotechnical report, etc.). Failure to do so may affect Council's ability to determine the application favourably.

Please ensure that any amendments are accompanied by a summary/schedule of amendments cover sheet.

Council reserves its right under section 37 of the *Environmental Planning and Assessment Regulations 2021* not to accept any information/amendment if it is not considered to be a genuine attempt to resolve the issues. In which case, Council will inform you that the changes have not been accepted and the application will proceed to be determined.

This process has been established to ensure an efficient and responsible level of service which meets the requirements of the Department of Planning and Environment's *23A Guidelines on withdrawal of Development Applications 2023*, Ministerial Orders *Statement of Expectations 2021* and the *Development Assessment Best Practice Guide 2017*.

As per the requirements of section 36 of the *Environmental Planning and Assessment Regulation 2021*, you are advised that this application has been under assessment for 26 days.

This letter will be released on Council's webpage as part of the application's documentation.

Should you wish to discuss any issues raised in this letter, please contact Charlotte Asbridge on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

Charlotte Asbridge
Planner