
Sent: 2/07/2019 5:41:30 PM

Subject: DA 2019/0108 11-13 Cook Street - Self Storage Units - Eastern setback

Hi Nick,

Thanks for your time on the phone this afternoon. Your feedback was most useful.

In relation to the additional issue of the eastern boundary setback we make the following comments:

- The DCP does not prescribe a numerical setback control but instead adopts a merit assessment;
- The plans presented at the pre-DA meeting nominated an eastern boundary setback of 1 metre. The pre-DA minutes required a minimum setback of 2 metres with the urban design comments noting (in part) “a lesser, or even nil, setback on the eastern boundary could be considered, in the context of this boundary adjoining a school and church land use”.
- A 2 metre setback was ultimately adopted incorporating a 1 metre wide deep soil planting strip with visual interest provided to the building façade in the form of horizontal panels with expressed joints, horizontal painted structural support columns and painted graphics;
- There has been ongoing liaison with the Church, the owner of the eastern adjoining property, with no objection raised in relation to the development as a whole. No submission was received from this adjoining land owner following formal notification of the application. We also note that the church land has landscaping adjacent to this boundary with the ability to plant additional screen planting should they wish to supplement the landscaping proposed on the subject site.
- Councils landscape officer raised no objection to the proposal on landscape grounds indicating that they are comfortable that the landscaping proposed can be established and maintained;
- The proposed building replaces a series of buildings located within 1 metre of this eastern boundary and the enclosed/ internalised storage land use replacing the existing external timber yard working/ storage area and its associated noise and dust impacts;
- The most recent urban design comments incorrectly identifies the adjacent land as forming part of the adjacent education facility. This is incorrect. This immediately adjoining land is owned by the Church and we are advised is surplus to the operational needs.
- The proposed setbacks do not result in unacceptable shadowing, privacy or view impacts with the building fully compliant with the 9 metre height control where it adjoins this boundary.

Given the landscape and building form outcomes proposed along this boundary, and the absence of any objection from or identified amenity impacts on the eastern adjoining property, we would consider the requirement for any additional setback to be both unreasonable and unnecessary under the circumstances. The setbacks proposed are acceptable “on merit” having regard to the setback control and of course the zoning of the land.

Any required increase in this side boundary setback would significantly reduce the proposed floor space of the storage facility at each level and, given the above circumstances, would certainly be unpalatable to my clients. That said, my clients will continue to work closely with Council to resolve the issues raised by the adjoining property owners who have made submissions, including achieving strict compliance with the numerical setback controls as they relate to the front and northern boundaries of the property and the provision of additional landscaping along the northern boundary interface.

We ask that you take this email into consideration in your final assessment of this setback and call me should you wish to discuss.

Many thanks

Greg Boston

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Director



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