

30 November 2021



Professional Planning Group Pty Ltd
Po Box 340
HAMILTON CENTRAL QLD 4007

Dear Sir/Madam,

Development Application No: DA2021/1990 for Construction of a retaining walls, front fence, driveway and landscaping at 2 Kuyora Place NORTH NARRABEEN.

I refer to your Application which is under assessment by Council.

The assessment of your application has revealed issues, which prevents Council from supporting the proposal in its current form.

The following is a list of the issues identified:

Site Plan

The site plan provided with application does not provide adequate detail on the following aspects of the proposed development;

- The boundary fence on the eastern boundary of the site, adjoining No.1 Kuyora Place; and
- The works to the existing retaining wall and the driveway on the western boundary of the site adjoining No.3 Kuyora Place.

Specifically, the retaining wall and the fence are not marked in clear enough detail on the site and critically, no dimension is provided on the distance that these works will be from adjoining boundaries. Without this information, a proper assessment of the proposal cannot be made.

Elevations

No elevations have been provided from the western and eastern boundaries of the site, to demonstrate clear details of the proposed boundary fence and the works proposed to the existing retaining wall. No specific detail is provided of the materials and height of these structures. Without this information, a proper assessment of the proposal cannot be made.

Boundary Fence

Based on the limited information provided, it appears that the proposed eastern boundary fence will be of a height of 1.8m right up to the front boundary with Kuyora Avenue. Council's policies discourage fences on frontages which exceed 1m in height, within the front building line, which is set at 6.5m. A fence of this height, in this location, cannot be supported.



Owners Consent

As stated previously, works are proposed in close proximity, or potentially on, the boundaries of the adjoining properties at both No.1 and No.3 Kuyora Avenue. If it is the intention to locate these works on adjoining land, the consent of the owners will be required. If it is not, the site plan must demonstrate that the works will be not be on this land. Development consent cannot be granted without the consent of the relevant owners of the land that the application is subject to.

Council is providing you with three options to progress the handling of your application:

1. Prepare and submit further supporting information addressing the issues by 15 December 2021 (14 days); or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 15 December 2021 at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Rodney Piggott'.

Rodney Piggott
Manager, Development Assessment