

REPORT No4 – Request to Vary Development Standard

Bushey Lane Setback

There are two setback requirements for the southern boundary to this site. When the existing house was approved by Council in 1998, Council required a setback of 2.5m. Therefore the whole of the house and supporting steel structure have been placed to comply with that distance. However, this setback requirement was recently increased to 3m. This now presents a difficult situation for the owners of the dwelling, should they wish to modify the structure.

Factors Against Complying with New Requirement

- The proposal is for all building works to be carried out within the footprint of the existing structure.
- It is not possible to construct an architecturally acceptable ground level in-fill compliant with the 3m setback rule.
- To comply with the new 3m setback, the whole house would have to be demolished and a new one constructed. This is not an option for them financially.

Considering the above factors, design and documentation of the new works has been based on the predication that Northern Beaches Council will grant an exception in this case and approve the proposed works as submitted, using the original boundary offset of 2.5m.