

**REQUEST TO VARY A DEVELOPMENT STANDARD**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT No.49 CASHEL CRESCENT, KILLARNEY HEIGHTS**

**FOR**

**JAY & BIANCA KAUFMAN**

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## **01 INTRODUCTION**

This statement is a request to vary a development standard with regard to Landscaped Open Space Area control for the proposed alterations and additions to an existing residence at No.49 Cashel Crescent, Killarney Heights and the site being identified as Lot 8, Section 95 of Deposited Plan 758566.

## **02 LANDSCAPED OPEN SPACE AREA**

The existing landscaped area is 316 sq. m. (35% of site area) while the required minimum is 361.7 sq. m. (40% of site area) and is currently in non-compliance with this control. The proposed landscaped area is 279 sq. m. (31% of site area) and also does not comply with the requirements of the Warringah DCP.

The realignment of the driveway which is necessary for unimpeded vehicular access to the garage and new carport, results in the loss of approx. 10 sq. m. of turf area while maintaining a 0.9 metre minimum strip of turf area to the side boundary. The increase in hard surface area is only 8.5 sq. m. as a result of the proposed driveway realignment.

The addition of timber deck and steps results in the loss of 21.5 sq. m. of turf and garden area which when added to the landscape area loss of 10 sq. m. due to driveway realignment, equates to 31.5 sq. m. reduction in landscape area. The current landscaped open space is reduced by only 4% of the site area as a result of the proposed alterations and additions and this would be a negligible amount when considering any possible negative impact on the site and surrounding environment.

While the proposed development results in changes which are minor numerically, it is believed the retained existing vegetation surrounding the proposed development shall maintain the desired outcomes of council's landscaping development controls and it is requested that council consider allowing the non-compliance in this instance.