

Clause 4.6. Exception to Development Standard.

100 Hilltop Road Avalon Beach NSW 2107

Pittwater LEP 2014.	D1.8 Front Building Line.	Southern Side Boundary Setback
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Outcomes.

To achieve the desired future character of the Locality.

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Vehicle manoeuvring in a forward direction is facilitated.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The proposed development for 100 Hilltop Road, Avalon includes a carport that has a front setback of 312 mm on its Southern side, 1.763 m on its Northern side and 240mm to the southern side boundary.

Reason for non Compliance with D1.8 Front Building Line and Side Boundary Setback

The site is constrained, being narrow at the top and widening as it slopes down the site, the site has a slope of 39.62 degrees which prevents the carport from being sited elsewhere. All other structures on the site exceed the minimum building line applicable.

The Side Boundary Setback is 240mm, however it is classified as an open structure so is permissible.

Justification for non Compliance.

We feel that all of the outcomes of D1.8 have been achieved with the carport integrated into the house design to provide safe and convenient pedestrian and traffic movement, extensive planting and the plant maintenance program in the Landscape Plan which will enhance the street frontage and the desired future character of the locality. There are allowances in D.1.8 for reduced or nil setbacks for carports on sites such as these with numerous examples of carports and even garages built to the Front Building Lines in the Avalon/Clareville area. We trust Council will consider all of the above and approve the development as submitted.