

Request for a Variation to Warringah Development Plan 2011.

26th February 2020

Clayton & Louise Watson.

10 Spring Road, North Curl Curl. Lot 47, DP 20103.

We are requesting a variation to the Warringah Development Control, B7 Front Setbacks. The encroachment into the front boundary setback with the open and transparent deck with roof cover is in line with existing established building lines & in line with the need to locate the dwelling in a way to allow adequate solar access whilst maintaining the local amenity.

The 0.8 odd metre encroachment comprises of the open & transparent deck and gabled roof, with the dwelling setback well behind the front setback building line.

This home will have a positive effect on the street scape, a great deal of care has been taken to ensure the visual character of the home fits the local area, with all of the above, in line with the Councils control for front building line and therefore complies with the aims of the control.

The bulk & scale of the proposed dwelling is reduced by the varying roof forms & articulations to preserve the visual continuity and form of buildings and landscape fundamentals. These design principles safeguard and enrich the visual quality of streetscapes and achieve practical level of view sharing.

Opportunities for landscaping have been improved by the proposal; the design allows for landscaping along the side of the dwelling and the use of north eastern decks, in line with the LEP and Future Character Statement for the Locality.

The proposed development should therefore comply with the outcomes for boundary setbacks.

If you have any queries, please feel free to contact the undersigned.



Mark Wills

Classic Country Cottages