

REQUEST TO VARY A DEVELOPMENT STANDARD

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE
AT No.88 PLATEAU ROAD, BILGOLA PLATEAU**

FOR

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01 INTRODUCTION

This statement is a request to vary a development standard with regard to Building Envelope and Landscaped Area controls for the proposed alterations and additions to an existing residence at No.88 Plateau Road, Bilgola Plateau and the site being identified as Lot 17 of Deposited Plan 12838.

02 BUILDING ENVELOPE

The minor non-compliance at the southwestern boundary as indicated on the elevation drawings represents only an area of 2.2 sq. m. along the top portion of the wall to the upper floor level which is less than 100mm in height at the rear end and approximately 500mm at the front end due to the slope of the existing ground level.

As this is an upper floor addition to a retained existing dwelling, it is requested that council consider allowing the minor non-compliance in this instance.

The upper floor addition has been designed to minimise the bulk and scale of the built form and there is no detrimental impact to the privacy, amenity and solar access of the neighbouring residences. It is also believed the desired outcomes of this control are achieved.

03 LANDSCAPED AREA

The existing landscaped area is 291 sq. m. (40% of site area) while the required minimum is 437.3 sq. m. (60% of site area) and is currently in non-compliance with this control.

The proposed landscaped area is 312 sq. m. (43% of site area) and while it also does not comply with the requirements of the Pittwater DCP, the landscaped area calculation has been increased by the use of permeable paving for the driveway.

The realignment of the driveway which is necessary for unimpeded vehicular access to the garage, results in the loss of approx. 4 sq. m. of turf and garden area. The increase in hard surface area is only 2.3 sq. m. as a result of the proposed addition and replacement of the existing concrete driveway with permeable paving.

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.