

CLAUSE 4.6 VARIATION – REVISION A
DEVELOPMENT APPLICATION
NEW DWELLING
39 ATTUNGA ROAD NEWPORT

Submitted to
NORTHERN BEACHES COUNCIL

On behalf of
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Prepared by
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CONTENTS

1.0	INTRODUCTION	3
2.0	ZONING OF THE LAND.....	3
3.0	OBJECTIVE OF THE ZONE	3
4.0	STANDARD TO BE VARIED	3
5.0	OBJECTIVES PERTAINING TO STANDARD TO BE VARIED	4
6.0	EXTENT OF NON-COMFORMITY TO THE STANDARD.....	4
7.0	THERE ARE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE DEVELOPMENT STANDARD	4
8.0	HOW STRICT COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREAONSABLE OR UNNECESSARY IN THIS PARTICULAR CASE?	5
9.0	COMPLIANCE WITH THE OBJECTIVES PERTAINING TO STANDARD TO BE VARIED.....	5
9.1	<i>To ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality.....</i>	5
9.2	<i>To ensure that buildings are compatible with the height and scale of surrounding and nearby development.....</i>	5
9.3	<i>To minimise any overshadowing of neighbouring properties.....</i>	5
9.4	<i>To allow for the reasonable sharing of views.....</i>	5
9.5	<i>To encourage buildings that are designed to respond sensitively to the natural topography</i>	6
9.6	<i>To minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items</i>	6
10.0	CONCLUSION.....	6

1.0 INTRODUCTION

This statement constitutes a request for variation to a development standard, made under Clause 4.6 of Pittwater Local Environmental Plan 2014 for Northern Beaches Council.

The objectives of Clause 4.6 are as follows:

- (a) To provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

For this to occur, the Development Application is to be supported by a written application that compliance with that development standard is unreasonable or unnecessary in the circumstances of the case. This application should be read in conjunction with the accompanying Development Application drawings prepared by Mark Hurcum Design Practice and Statement of Environmental Effects.

2.0 ZONING OF THE LAND

The majority of the site is zoned E4 Environmental Living under the Pittwater LEP whilst a small triangular wedge located along the sites southern boundary is zoned SP2 Classified Road.

3.0 OBJECTIVE OF THE ZONE

The objectives of the zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

4.0 STANDARD TO BE VARIED

LEP Clause 4.3 – Height of building of PLEP 2014

This sets the maximum height of a building as shown on the Building Height Map. The maximum building height permissible for 39 Attunga Road is 8.5 metres.

5.0 OBJECTIVES PERTAINING TO STANDARD TO BE VARIED

The objectives of this clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

6.0 EXTENT OF NON-COMFORMITY TO THE STANDARD

Height of Building Control	= 8.5m
Existing Maximum Height	= 6.6m
Proposed Maximum Height	= 8.85m
	(Minor non-compliance, exceeds by 4.1%)
	Refer drawing A202C

The majority of the proposed building is below 8.5m in height. The only location where the building is above the building height plane is the roof eave of the butterfly roof on the south-western corner (refer drawing SK27A). The plan area of this roof eave above 8.5m is only 2.5 square metres.

It should be noted that the maximum building height of the original DA submission was previously proposed as 9.2m (8.2% variation).

7.0 THERE ARE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE DEVELOPMENT STANDARD

Clause 4.6 requires the departure from the development standard to be justified by demonstrating that there are sufficient environmental planning grounds to justify contravening the development standard.

The slope of land inhibits the development's ability to achieve strict compliance with the building height standard.

The proposed building footprint is located on land falling across 45m for a slope of 14°.

Clause 2D of Part 4.3 of Pittwater LEP allows for a variation to the building height standard for development on sloping land. While the proposed development does not achieve the 16.7° requirement in Clause 2D, the existence of this clause in the LEP demonstrates that slope of land is a factor that affects a development's ability to achieve compliance with building height standards. This demonstrates an aspect of environmental planning that is relevant to the subject site that justifies contravening the development standard.

8.0 HOW STRICT COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY IN THIS PARTICULAR CASE?

Strict application of the Standard is considered to be unnecessary or unreasonable in the current circumstance for the following reasons:

- Three and four storey developments are common along Attunga Road, with many being more prominent than the proposed development which is set well back from the predominant southern (front) building line
- The proposed roof is negligible in its impact to the streetscape and does not result in any unreasonable impacts on amenity of adjoining properties in terms of overshadowing, privacy, loss of view or loss of solar access.

9.0 COMPLIANCE WITH THE OBJECTIVES PERTAINING TO STANDARD TO BE VARIED

9.1 *To ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality*

The proposed dwelling is three storeys high which is of a similar scale to neighbouring properties in the locality. The building height limit is below the existing Norfolk Island Pine, minimising bulk and scale and maintaining the desired future character of the Newport Locality in which it is located.

9.2 *To ensure that buildings are compatible with the height and scale of surrounding and nearby development*

The proposed dwelling is of a similar scale to neighbouring properties and is designed to step down the slope of the land to integrate with the landform and landscape. While the proposed design is three storeys at its southern end, it has a highly articulated rear elevation that reduce the appearance of bulk when viewed from Attunga Road below. Three and four storey developments are common along Attunga Road, with many being more prominent than the proposed development which is set well back from the predominant southern (front) building line and will be screened by the existing Norfolk Island Pine to be retained on site.

9.3 *To minimise any overshadowing of neighbouring properties*

The proposed building has been designed to ensure the impact of overshadowing on neighbours is minimised. To achieve this, the proposed building footprint is situated behind the predominant building line to the south and has been pulled back on its north-eastern side.

The portion of the building not complying with building height has a negligible impact on overshadowing neighbouring properties. Due to the orientation and the slope of the land, the non-complying portion overshadows only the far corner of the southern garden area at 37 Attunga Road in the morning of the winter solstice. It does not cause any overshadowing of any windows at 37 Attunga Road on the winter solstice. After 11:45am the proposed development has no effect on overshadowing at 37 Attunga Road.

9.4 *To allow for the reasonable sharing of views*

The height of the proposed development does not affect the sharing of views with adjoining properties due to its location at the top of the ridge and with no locations from neighbouring properties or the public domain which overlook the building.

9.5 *To encourage buildings that are designed to respond sensitively to the natural topography*

The development steps down and along the slope of the topography to integrate with the landform and landscape, and minimising site disturbance. It is difficult to maintain a fully compliant building height under the current controls due to the nature of the topography and site footprint limitations.

The proposed dwelling and driveway will require some excavation on site. To reduce the amount of excavation required, the building extends the maximum building height plane.

9.6 *To minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

The proposed dwelling will have a minimal visual impact on the surrounding natural environment as shown above. There is one Norfolk Island pine on the site and the development proposes the retention of this tree. The development will not dominate the site and will be screened by the Norfolk Island Pine to be retained. All native tree canopy is retained to provide feed trees and undergrowth for animals and to enhance wildlife corridors.

The subject site is not a heritage item and not located within a heritage conservation area.

10.0 CONCLUSION

It is submitted that a variation to Pittwater LEP 2014 is appropriate for this Development Application as the extent of non-compliance is minor and does not impact adjoining or nearby properties whilst complying with all objectives of the standard and providing suitable accommodation for the occupants.

The non-compliance is caused by the roof eave of the butterfly roof. The butterfly roof provides better sunlight amenity to 39 Attunga Road. As with most of the dwellings on Attunga Road living areas are located to the south to take advantage of the views to Newport Beach. This internal planning makes sun amenity to the living areas more difficult to achieve. The highlight windows created by the butterfly roof allows afternoon sun to penetrate into living areas.

The design submitted is a balanced outcome between neighbours. The minor non-compliance has no impact on 37 Attunga Road, while providing significant amenity for 39 Attunga Road. As demonstrated above, strict compliance with this standard is unnecessary for this Development Application. Approval should not therefore be withheld due to the non-compliance of the development standard.