

Oak Constructions 4/101 Darley Street Mona Vale NSW 2103

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Builders Licence number: 169465C. ABN: 86 710 521 276

Exceptions to Development Standards

Request to contravene the Front and Side Boundary Setbacks

For

Proposed Carport at: 59 Arthur Street, Forestville.

The proposed carport **location** has been dictated by the topography of the site, the irregular shape of the site, the necessity for vehicles to be able to access the existing sloping driveway that leads to the existing single garage on the lower level and also to be able to access the new proposed carport in a safe manner. The carport dimensions and height have been designed to accommodate the owner's large mobile home and their large four wheel drive vehicle.

Front Boundary Setback.

The eastern corner of the carport is sited 4.661m from the front boundary while the western corner is 6.270m from the front boundary. These setbacks are necessary due to the irregular shape of the site and the space available for the development. There are carports on Arthur Street that are built closer to the front boundary, one at number 61, again as a result of the topography of the land, so a precedent has been set in Arthur street with carport structures encroaching on the front boundary setback.

Side Boundary Setback.

The proposed carport has been designed as an open free standing structure due to the necessity to locate it close to the western side boundary, the western side boundary setback here will be 50mm, again this setback is necessary due to the irregular shape of the site and the space available for the development, however Councils DCP has made allowances for encroachments to side boundary setbacks for carports and the like.

In conclusion we feel that taking all of the above into consideration that Council will consider these encroachments are necessary due to the topography of the site and also necessary to achieve a satisfactory outcome for the owners carparking requirements and that there are sufficient planning grounds to justify Contravening the Development Standards.

Oliver A. Keaveney.

Project Manager. Oak Constructions.

Date: 15th March 2020