

CLAUSE 4.6 EXEMPTIONS TO DEVELOPMENT STANDARDS LEP 2013

NORTHERN BEACHES COUNCIL

24 Lauderdale Avenue Fairlight 2094

Compliance with the regulation Part2 Subdivision 14 Cls. 2.28 (f) (i) (ii) as relates to LEP 2013 is both unreasonable and unnecessary for the following reasons .

Ref. (i)

- a) Council encourages off-street parking .
- b) The site comprises an early dwelling of early building stock on a small parcel of land @ 461.60 sqm.
- c) To enable adequate off-street parking to be provided street for the resident and a visitor the hardstand area is required to be more than 20 sqm. By providing the visitor parking on-site that in turn frees the off-street parking load in the street and vicinity by a factor of one vehicle .
- d) This has a community benefit .

Strict application in compliance with this standard is unreasonable , unnecessary and maintains what is already a heavy and not workable loading on existing off-parking in the vicinity.

The proposal improves the local amenity in regards access to off-street parking spaces .

Ref. (ii)

- a) The site comprises an existing dwelling of early building stock. This is not a new development and pertains to the simple proposal of a hardstand off-street parking area for the residents.
Council encourages off street parking .
- b) The street site frontage is 10.16 m
The dwelling is 8180 m wide at the front building line
One side boundary building setback is 560 mm with the opposite side at 1240 mm setback .

To require a hardstand parking area to be located behind the front building line is unreasonable and not practical in a physical manner .

Strict application in compliance with this standard is unreasonable , unnecessary and is in point of fact impossible .

The residents off this dwelling is a young family with a three year old toddler and baby arriving shortly .

They often have to park up to 1 klm away from the front of their house .

The logistics of walking that distance every day with toddler and baby , with associated paraphernalia, is impractical and constitutes a health and safety issue .

The street frontage of their house and the immediate vicinity streets generates high traffic volumes in narrow streets and with both sides of the streets having 2 hour parking limits . All this contributes to significant vehicle movements on streets and across driveways.

This is not an acceptable circumstance when of-street parking via the proposal is available to the residents.