

DA2021.49

Date 10 March 2021

Amendment to Development Standard

We, **Fairmont Homes NSW**

being the builder in respect of a development application for

The proposed single storey, brick veneer dwelling

(description of proposal)

at

Lot 15, DP:243041, 6 Cave Road, Strathfield, NSW 2135

(address)

hereby formally request consideration of my application in contravention of the following control:

We justify this request with the following reasons:

We ask for council for a dispensation with regards to the rear setback as noted in Clause 10.3.2 of Strathfield Consolidated DCP 2005 - Variation Exceptions to Development provisions.

The Minimum rear setback distance allowable under the development is 6.0m whereby the Minimum setback to external structure (Not main dwelling) on the development currently is 4.63m & the Setback to the Rear right corner of the proposed dwelling is 4.67m – being under by 1.32m due to irregular allotment shape and inconsistent boundary constraints. Based on the topography of the site, and neighbouring properties on Cave Road, the development will be consistent with the overall streetscape due to its consistency with size and presence compared to the similar properties within the street.

It is noted that the flood requirements of the development would not impact the neighbouring properties as a result of the planning and design on the nominated lot in conjunction with Engineering specifications and Hydraulic Engineering Controls for the satisfaction of overland flow in the case of a 1 in 100 year event in particular the construction of a suspended floor on piers system to the rear Alfresco and implementation of specific fencing allowing the alleviation of water through the site and meeting the FFL 500mm above required flood level to AHD also carried out in line with Engineering Specifications satisfying

In the design of this home, we have been mindful to achieve all other DCP controls, from achieving the front/side setbacks and providing 46% landscape area.

In consideration of the owners needs and wants, they have expressed the request for a larger front setback on their family home than what is required. We feel the proposed design will enhance the streetscape and also satisfy both the owners request and suited as best practically possible with the current constraints imposed by the irregular lot size and shape.

We have also proactively amended the architectural plans for all other non-compliance