

- The minor encroachment will no impact on views from adjoining properties.
- The design incorporates north facing windows and overhanging eaves and will thus enjoy optimum winter sunlight and summer shade.
- The design has been developed in consultation with a heritage consultant to ensure that the building form is compatible with the heritage conservation area.

Provide justification/reasoning as to why the development control(s) does not make specific provision in relation to your proposal / does not enable you to achieve the outcome you are seeking?

Refer to comments above.

The proposed encroachment into the BHP is minor and does not negatively impact upon adjoining properties by way of overshadowing, privacy or views.

Demonstrate why compliance with the development control(s) is unreasonable or unnecessary in your particular circumstance.

Refer to comments above.

Any other considerations?

N/A

Applicant Details

PROPERTY:
28 Carlyle Street, Byron Bay

DATE:
13/05/2021

AUTHOR:

Karina Vikstrom