

## **LEP Clause 4.6 Variation Request**

**55 Nandi Ave, Frenchs Forest 2086 NSW**

### **Development Application Additions & Alterations**

This Development Application requests a variation to the Building Height of LEP Clause 4.3 under LEP Clause 4.3 maximum height of 8.5m above natural ground level.

The objective of LEP Clause 4.6 is to provide a degree of flexibility in applying certain development standards and to allow optimal outcomes through this flexibility.

This Clause 4.6 Request will discuss how the objectives Clause 4.3 can effectively be met.

#### **4.3 Height of Building**

The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

The proposed Development Application addresses the controls as follows.

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development:

The proposed development sits on a site that steeply slopes down from Nandi Ave, from the street the proposed dwelling will be viewed as a two storey dwelling that is in keeping with the other two storey dwellings that line Nandi Avenue.

The proposed development is much lower than the dwellings that sit on the opposite side of Nandi Avenue and is consistent in scale with surrounding dwellings.

To minimise visual impact, disruption of views, loss of privacy and loss of solar access, the design has been based around maintaining the view to the rear of the local bush setting.

The shadow diagrams provided as a part of the development application provide confirmation that solar access complies with the standards and allowing sufficient solar access to the neighbouring properties.

Privacy has been maintained by using highlight windows or opaque glass on windows that overlook the neighbouring properties

The proposed first floor addition has been reduced to the south and north neighbouring properties to reduce the breach in height and maintain a street view in keeping with the locality.

The visual impact of the non-compliance is virtually nonexistent when viewed from the street as the steep slope and drop of the site are not viewed from the street.

The proposal responds sensitively to the topography and landscape by maintaining the ground floor balcony to reduce the appearance of bulk and scale of the new first floor addition.

Your Sincerely

A handwritten signature in black ink, appearing to read 'Shane Rawson', with a stylized, flowing script.

Shane Rawson  
Director  
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