

Request for a Variation to Manly Development Plan 2013.

12th February 2025

John and Mandy Smyth
4 Salisbury Square, Seaforth. Lot C, DP 410527.

Side setbacks and secondary street frontages

We are requesting a variation to the Manly Development Control, 2013, Part 4.1.4.2 Side setbacks and secondary street frontages and Building Separation.

A minor encroachment to the side building envelope control is experienced on the Northern facing gable of the articulated bay window on the first floor, at 0.9m at the ridge of the gable tapering down to 0.4m, for a length of 3.6 odd metres. This encroachment is a direct result of the sites natural topography and the desire for an aesthetic with a greater level of architectural merit.

A very minor encroachment is small and triangle in shape and consists of a gable of a bay window articulation. The wall setbacks on average exceed the minimum setback requirements. The projection into the setback with no adverse impact on adjoining properties, the projection is forward on the site and looks out over an access handle of the rear property number 4a. The topography slopes from back to front as well as right to left with the lowest natural ground line below the projection.

The bulk & scale of the proposed dwelling is reduced by the varying roof forms & articulations to preserve the visual continuity and form of buildings and landscape fundamentals. These design principles safeguard and enrich the visual quality of streetscapes and achieve practical level of view sharing.

This home will have a positive effect on the street scape, a great deal of care has been taken to ensure the visual character of the home fits the local area, with all of the above, in line with the Councils control for Side Building Envelope and therefore complies with the aims of the control.

If you have any queries, please feel free to contact the undersigned.

Mark Wills



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