

7 Commonwealth Parade, Manly

Montreaux – Residential Flats

12th June 2024

Northern Beaches Council
1 Belgrave Street, Manly NSW 2095 Australia
Attn: Planning Officer

Dear Sir/Madam,

**Re: Montreaux, 7 Commonwealth Parade Manly – Height Exemption
DA2024/0772 - PAN-440973**

We are the architects for the alterations for 7 Commonwealth Parade, Manly.

We are writing to request Council's agreement on the exemption to the development standards which addresses the non-compliance with Clause 4.3 – Building Height.

Clause 4.6 Exceptions to Development Standards

Development standard:

Manly LEP 2013, Clause 4.3.2 Height of Buildings

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

As specified on the Height of Buildings Map Sheet HOB_003, the maximum building height for 7 Commonwealth Parade, Manly is 11m.

Cause of non – compliance:

Compliance with the development standard is unreasonable or unnecessary in the circumstances and there are sufficient environmental planning grounds to justify the contravention of the development standard

Justification:

1. Our proposed alterations do not impact or change the existing building height
2. The building is locally recognised as a heritage item, as listed on the Manly LEP Heritage Register as item #198

Kind Regards,

Olivia Salkeld

