

Request for a Variation in clause 4.6 under Warringah Local Environmental Plan 2011.

10th September, 2019

Lindsey Palmer and Sally Draper.

17a Woodbine Street, North Balgowlah. Lot B DP 400573.

We are requesting a **Clause 4.6 variation** 'Exceptions to development Standards' under Warringah Local Environmental Plan 2011 relating to Warringah DCP Part D1 – landscape Open Space for residential dwellings.

The proposed creates a very minor variation to the required 40% of the site area by 4.7m² or 0.8% of the site.

Due to limitations of the battle-axed site the proposed Landscaped Open Space is marginally below the 40% minimum by 4.7m² or 0.8%. This is in part due to the hard-open space in front of the garage area required for vehicle manoeuvring and the limitations caused by the shape of the site. vehicular access and manoeuvring to enable vehicles to leave the site in a forward direction has also limited the options to create the additional landscaped open space greater than 2.0m in width.

The proposed has 64.1 m² (12.6%) of landscaped open space roughly 1.5m wide along both sides of the dwelling with a smaller section at 1.0m wide, and whilst this does not meet the controls 2.0m width requirement the 1.5m wide landscape space will provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.

Whilst the proposed as a battle axed site does not form part of the streetscape the home will however advance the local amenity, enhance privacy between dwellings, conserve and improve the indigenous vegetation, habitat for wildlife and natural features of the site.

Outdoor recreation, service areas and water management needs for the site are also met, despite this very minor deviation to the control.

The proposed is in line with the intentions of the control for site coverage.

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



Mark Wills

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