

Dellview Design Pty Ltd

LEP Clause 4.6 Variation

22 Monserra Road, Allambie Heights

New Two Storey Dwelling with Granny Flat & Pool

November 2019

Report by Amanda Marshall
Director – Dellview Design Pty Ltd

LEP Clause 4.6 Request for Variation of Development Standard

22 Monserra Road, Allambie Heights

Preamble

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 buildings

(1) 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 height of the parapet is lower than the ridge of No.20 Monserra Road and many of the other two storey dwellings that line Monserra Road. The scale is consistent with the surrounding streetscape. The front and side setbacks comply with the standards and when viewed from the street the dwelling is within the building height plane, there is only a minor breach of the building height plane at the NGL when taken at the front façade.

- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access:*

- The original overall parapet height has been lowered to reduce the loss of solar access, the minor breach in height does not have a significant or noticeable solar impact. The removal of an existing tree within the front setback results in a gain in solar access No. 24 Monserra Road, Allambie Heights and the subject site.

- The shadow diagrams provided as a part of the Development Application provide confirmation that solar access complies with the standards and allows sufficient solar access to the neighbouring properties.
- Privacy has been maintained by only having balconies at the front of the dwelling.

(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
N/A.

(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

- The visual impact of the non-compliance is virtually nonexistent when viewed from the street, the well articulated modern look will have a positive impact when viewed from Monserra Road. The dwelling cannot be seen from any public spaces. The articulation, clean lines and complimentary textures ensure that the dwelling is in keeping with the existing and future streetscape in accordance with the Northern Beaches DCP.