

12<sup>th</sup> June 2019

Planning & Assessments Services  
Northern Beaches Council  
1 Belgrave Street  
Manly NSW 2095

Dear Sir,

Re: Proposed Development Application-  
20 Hogan Street, Balgowlah Heights NSW  
Proposed Alterations & Additions

#### **Clause 4.6 Application addressing breach of Building Height**

The majority of the proposed building has a building height of less than 8.5m which is the maximum building height specified in the Manly Local Environmental Plan 2013, Clause 4.3, however a small approx. 2m long and 0.19m high section of the ridge of the building will exceed 8.5m.

#### **Objectives Clause 4.3 Height of Buildings**

- (a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,*
- (b) to control the bulk and scale of buildings,*
- (c) to minimise disruption to the following:*
  - (i) views to nearby residential development from public spaces (including the harbour and foreshores),*
  - (ii) views from nearby residential development to public spaces (including the harbour and foreshores),*
  - (iii) views between public spaces (including the harbour and foreshores),*
- (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,*
- (e) to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.*

#### **Proposal**

The existing residence has a high ceiling level and for the first floor addition, adequate space is allowed for the structure for the upper floor.

The roof pitch has been kept to a minimal with regards to compatibility with the existing roof slope providing a balanced streetscape and the ridge exceeds the height.

A small glazed clerestory, set back near the ridge, also extends into this height limit, and it is considered this will not add to the bulk or obstruct views from neighbouring residences.

The additional slope of the ground across and along the site, have influenced the breach of height.

The view of the residence from the street, it is only of the small section of ridge that is visible.

As shown on elevations, only a small section exceeds the LEP

