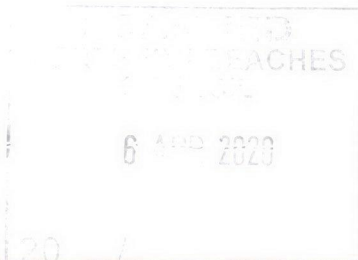




GERALD GILCHRIST +
ASSOCIATES PTY LTD

31 March 2020

The General Manager
Northern Beaches Council
1 Belgrave Street
Manly NSW 2095



**APPLICATION FOR AN EXCEPTION TO A DEVELOPMENT STANDARD UNDER
CLAUSE 4.6 OF MANLY LOCAL ENVIRONMENTAL PLAN 2013 FOR DA 2020/0085**

The subject property, being 14/108 Bower Street Manly, as defined by the LEP has a height limit of 8.5m

The NSW planning system provides flexibility in planning controls by providing the ability for a Council to vary development standards in certain circumstances.

The relevant objectives of Part 4, clause 4.3 Height of buildings of buildings is as follows;

- (a) *To provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and the desired future streetscape character in the locality,*
- (b) *To control the bulk and scale of buildings,*
- (c) *To minimise disruption of 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 foreshores),*
 - (iii) *views between public spaces (including 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*

Compliance with part 4.3 Height of buildings would be unreasonable in this instance for the following reasons;

The subject apartment is contained within an existing apartment block and no change to the buildings height or bulk is proposed.

The proposed works to the apartment do not include any additions or increase in building bulk.

P.2. Cont-

There will be no disruption to views from public spaces or from neighbouring properties. The replacement of masonry balustrading with glass will nominally improve available views.

There will be no change in solar access to private and open spaces or loss of solar amenity to private open spaces or neighbouring properties

The bulk and scale of the building is unchanged and the proposed will have no negative impact on the desired future character of the area

The objection to the building height standard is considered to be well founded.

Yours faithfully,
Gerald Gilchrist + Associates Pty Ltd



Gerald Gilchrist, Director