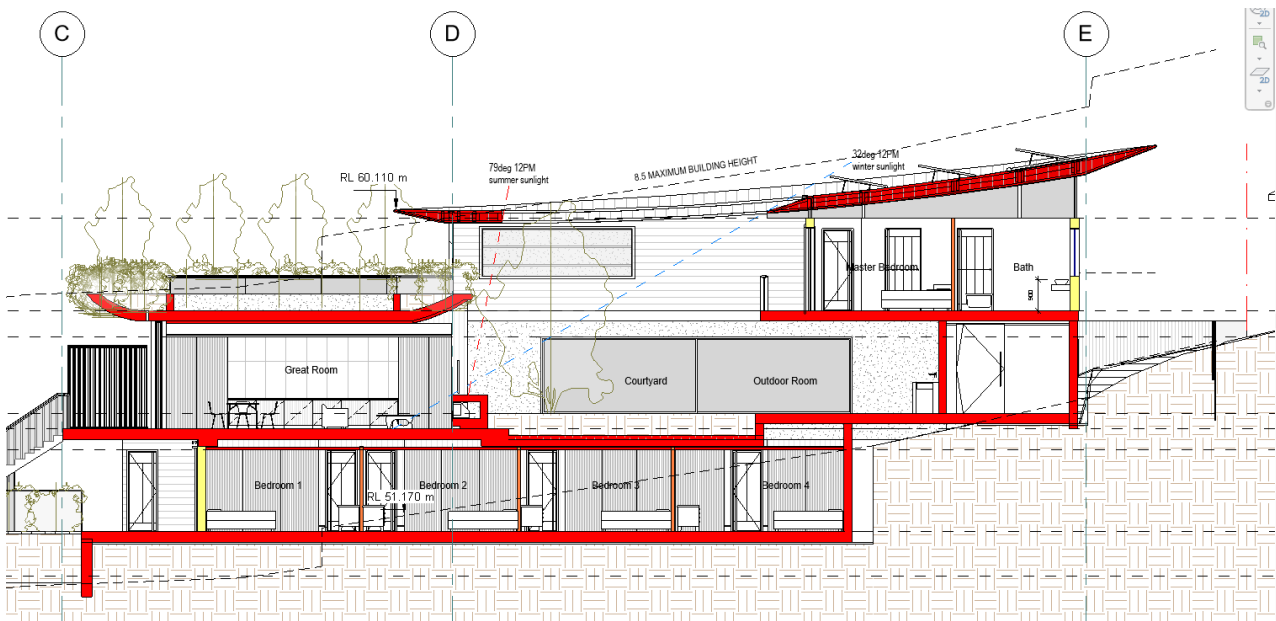


#### 4.1 Clause 4.6 Variation:



#### \* Request to Vary Warringah LEP2011 Building Height Map Condition

Identifies the site to have a maximum building height of 8.5m.

The part of the LEP has an outcome that building structures are below the tree canopy, equitable preservation of views and vistas and the built form does not dominate the natural setting.

The proposed residence will continue to sit under the existing tree canopy and will not impede views and vistas from neighbours who already enjoy extensive Freshwater coastal views.

The proposed roof gutter RL is 60.11 while the ground is RL 51.17 – the building height is therefore 8.94m and is marginally outside the height control at 440mm, respectively.

We herein request that council considers the above rationale in the determining this request. This minor numerical departure will not have any impact on the environment, scenic quality of the area or the amenity of the adjoining allotments and locality.