



CLAUSE 4.6 EXCEPTION TO DEVELOPMENT STANDARD

Height of Building Variation

Lot CP SP 20172

Unit 1 31 Fairlight Street
Fairlight

Clause 4.6 (Height of Building)
Unit 1 31 Fairlight Street Fairlight

Clause 4.6 Exception to Development Standard

Unit 1 31 Fairlight Street Fairlight

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1 Introduction

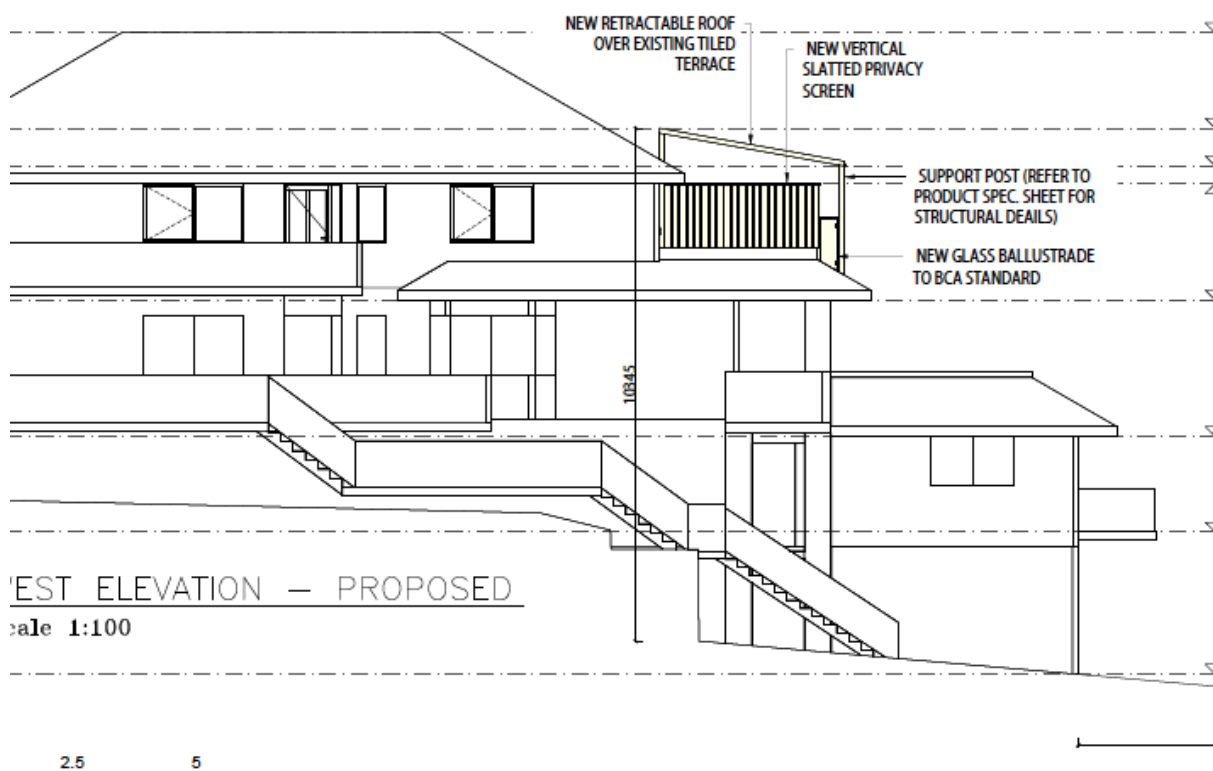
This clause 4.6 report accompanies a development application for alterations and additions to an existing dwelling unit at Unit 1 31 Fairlight Street Fairlight

2 Clause 4.3 Height of Buildings - Variation Request

Maximum height: 8.5m

Proposed/existing height: 10.345m

Variation Requested: 1.845m



The request seeks exception to a development standard under clause 4.6 - Exceptions to Development Standards of Manly Local Environmental Plan 2013. The development standard for which a variation is sought is that of Height of Building restriction contained within Clauses 4.3. The variation is extremely minor and is a result of the height of the existing dwelling and the slope of the land. It is noted that the proposed roof on the deck is of low impact and is located beneath the existing ridge of the building.

The variation has been prepared in accordance with the NSW Department of Planning and Infrastructure (DP & I) guideline *Varying development standards: A Guide*, August 2011, and has incorporated as relevant, principles identified in the *Wehbe v Pittwater Council [2007] NSWLEC 827*

Clause 4.6 Exceptions to development standards establishes framework for varying development standards applying under a local environmental plan.

Objectives to clause 4.6 at 4.6(1) are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular

circumstances.

Clause 4.6(3)(a) and 4.6(3)(b) require that a consent authority must not grant consent to a development that contravenes a development standard unless a written request has been received from the applicant that seeks to justify the contravention of the standard by demonstrating that:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

Clause 4.6(4)(a)(i) and (ii) require that development consent must not be granted to a development that contravenes a development standard unless the:

(a) the consent authority is satisfied that:

- (i) the applicants written request has adequately address the matters required to be demonstrated by subclause (3), and*
- (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

Clause 4.6(4)(b) requires that the concurrence of the Secretary be obtained and clause 4.6(5) requires the Secretary in deciding whether to grant concurrence must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

A detailed assessment has been carried out below:

2.1 What is the Development Standard proposed to be varied?

Clause 4.3 of the Manly LEP provides the following development standard in relation to height of buildings.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Objectives of clause 4.3

The objectives of clause 4.3 are as followed:

- (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.

2.2 Clause 4.6(3)(a) - Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

In determining this, the 5 Part test established in *Wehbe v Pittwater Council [2007] NSWLEC 827* has been utilised as a guide

1. Is the proposal consistent with objectives of the standard notwithstanding non-compliance;

The proposal, despite non-compliance with Clause 4.3(2) of the Manly LEP, is considered to remain consistent with the underlying objective of the development standard as follows:

Objective A: *(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,*

Comment: The proposed roof over the deck is considered to be compatible with the height and scale of surrounding development as it is considerably lower than the roof of the existing building.

Objective B: *to control the bulk and scale of buildings,*

Comment: The proposed development is not considered to contribute to the bulk and scale of the building.

Objective C: *to minimise disruption to the views to nearby residential development from public spaces (including the harbour and foreshores) and views between public spaces (including the harbour and foreshores),*

Comment: The proposed development does not cause an impact on views of neighbouring residences or from public spaces or between public spaces.

Objective 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,*

Comment: The proposed development maintains adequate sunlight for the dwelling and adjacent dwellings.

Objective 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.*

Comment: The proposed development does not impact the existing vegetation and topography as it is built over an existing terrace/deck. It will not cause conflict with the bushland and surrounding land uses.

2. Is the underlying objective or purpose of the standard not relevant to the development and therefore compliance is unnecessary;

The underlying objective or purpose of the Standard is relevant. As demonstrated above, the proposal retains consistency with the objectives of Clause 4.3 of Manly Council LEP, despite non-compliance.

3. Would the underlying object of purpose be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

The underlying objectives or purpose of the standard would not be defeated or thwarted if compliance was required, however, as outlined above consistency with objectives is achieved despite noncompliance.

4. Has the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;

The standard has not been abandoned or destroyed however it is noted from Council's Clause 4.6 Variations register that the Council regularly grants consent for development despite a non compliance with the Height of Buildings' clause 4.3.

5. Is the zoning of the particular land unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary.

The zoning of the land is appropriate for the site.

Clause 4.6(3)(b) - Are there sufficient environmental planning grounds to justify contravening the development standard?

The proposed development is considered to appropriately address and respond to the relevant matters for consideration under S4.15(1) of the EP&A Act 1979.

Specifically, it is considered that the development has been designed in accordance with the objectives outlined in section 1.3 of the EP&A Act 1979 as followed:

***Object (b)** to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*

Comment: The proposed development is general alterations and additions to the dwelling unit that will allow the owners of the dwelling to utilise their upper deck of the unit during all weather types.

The proposed roof has been designed to minimise the impact on the site and on the adjoining neighbours.

Object (g) *to promote good design and amenity of the built environment,*

Comment: The proposed roof achieves good design outcomes and improves the amenity of the dwelling.

It is considered that there are sufficient environmental planning grounds to justify the non-compliance with the development standard as provided above. Additionally, the development complies with the outcomes of the R1 General Residential zone as provided:

Objective: *To provide for the housing needs of the community.*

The development provides further amenity for the occupant of the dwelling.

Objective: *To provide for a variety of housing types and densities.*

The development is for alterations and additions to the existing dwelling and will have no impact on the variety of housing types of densities.

Objective: *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The development provides further amenity for the occupant of the dwelling unit with a privacy screen added and a new retractable roof over the existing terrace. The development will services the day to day needs of the resident of the occupant.

2.3 Clause 4.6(4)(a)(ii) - Is the proposed development in the public interest because it is consistent with the objectives of the standard and zone as set out above.

There is public benefit in maintaining a degree of flexibility in specific circumstances, particularly when site constraints warrant a variation and the development is still able to achieve the outcomes of the control. In the current case, strict compliance would limit the development potential of the site and limit the lifestyle of the occupants of the dwelling. As identified above, the development achieves the outcomes of the development standard and is considered to be in the public interest.

3 Conclusion

As provided above, the development complies with the outcomes of the development standard and is considered to be in the public interest. Strict compliance with this control is deemed unnecessary and restricts the use of the site by the owner due to the site constraints. It is considered that the development results in a good planning and design outcome for the property and the community.