

SHIMDESIGN

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Dear Ashley

Please consider this 4.6 Variation request to height of buildings

DA 2019/1317
26 West Street, Balgowlah

4.6 Variation request to Manly LEP 2013 4.3 HEIGHT OF BUILDINGS

An exception to the development standard is sought, as compliance is unreasonable given the extremely steep natural topography and limited building platform of the site. The existing side and front setbacks and location of the established dwelling restrict development, expansion or renovation to any other dimension.

The proposal does not seek to increase the number of storeys nor raise the ridge or floor levels or existing approved building height, but merely extend a lower pitch of roof over the existing decking to provide additional space to the living, kitchen and bedroom.

Compliance is impossible and unnecessary in this case, as the proposal achieves the objectives of the clause;

a) To provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future character in the locality.

The existing surrounding development comprises a mix of one, two and three storey detached residential dwellings on varied sized allotments. The proposed roof extension is over the existing decking and follows the slope of the land.

b) To control the bulk and scale of the building.

The existing approved wall and roof heights lie outside the 8.5m limit.

c) To minimize disruption to the following – views to and from nearby residential development and public spaces and views between public spaces.

The proposed height variation does not affect any neighbouring property or views or vistas to or from a public space. The neighbours to the high side of West Street have been approached and are happy that the ridge height shall not be altered and their ocean and harbour views shall not be affected. The neighbouring dwelling to the southern side is set forward of the proposed works. (Only the garage lies adjacent)

d) To provide solar access to public and private spaces and maintain adequate sunlight access to private open space and habitable rooms of adjacent dwellings.

Solar access to the unformed Lower Beach Street and public pathway shall not be affected as it lies to the Northern boundary. There is a significant landscaped buffer to the pathway.

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e) To ensure the height and bulk of any proposed structure has regard to existing vegetation and topography and any other aspect that may conflict with bushland. *The proposed works do not result in any variation to the existing landscaped area or impervious area. The site is within a residential setting with significant bushland and indigenous landscaping to the lower eastern half of the site.*

Yours sincerely

Kerrie Shimeld
For Mark Richards and Gaenor Meakes