

SEPP 1, CLAUSE 4.6
MLEP 2013
EXCEPTION TO A
DEVELOPMENT
STANDARD

jaclyn smith^ldesign

M.Arch, B.Des, B.Arts

Reg 9498

ABN 678 4938 8455

Ph: 0421 208 998

e: jaclyn_e_zatta@hotmail.com

PROPOSED MODIFICATION TO A DA
2 ALMA STREET, CLONTARF NSW 2093

PREPARED FOR
Mr Brad Spence

AUGUST 2021

jaclyn smith architectural design
21 La Perouse Street, Fairlight
NSW 2094
Tel: 0421 208 998

To be read in conjunction with our application to Modify a DA, we write to request permission to vary a development standard under Clause 4.6 of the Manly LEP 2013.



The site has an area of 583.3m².

Development Consent (DA2020/1137) has been granted at 2 Alma St, Clontarf to carry out alterations and additions to the part of the site orientated towards Alma and Woodland Streets. We seek permission to vary a development standard in our application to Modify this DA.

Under DA2020/1137 it was permitted to build a 1.5m boundary fence along Woodland and Alma streets, which was 30% open above the height of 1m from the ground. Although no specific development standard for fence height is mentioned in the MLEP 2013, we wish to request permission to vary the height controls stipulated in the MDCP clause 4.1.10.1 Exceptions to maximum height of fences, i.e. 1.5m.

We request that consideration is given to the public nature of this site being on a slope and the unique orientation of the dwelling on the site. Privacy within the social zones on site are compromised with the limitations of a 1.5m high boundary fence and, for that reason we wish to build a boundary fence which has an average height of 1.8m from the ground line. An increase in height along Alma St, especially, will reduce the visual encroachment on residents' privacy while in their home.

In conclusion, we believe this variation of the development standard to be a minor breach of the height control but a major gain for the privacy of the residents. It is our opinion that the variation is justified and should be given support by Council.