

Request for a Variation to Warringah Development Plan 2011.

17th March 2020

Clayton & Louise Watson.

11 Serpentine Crescent, North Balgowlah. Lot 23, DP 36339.

We are requesting a variation to the Warringah Development Control, Part B3 Side Building Envelope for residential dwellings.

A relatively minor encroachment to the building envelope control is experienced on the Southern facing wall of the length of the first floor, 0.8m tapering down to 0.4m. This encroachment is a direct result of the sites natural topography.

The bulk & scale of the proposed dwelling is reduced by the varying roof forms & articulations to preserve the visual continuity and form of buildings and landscape fundamentals. These design principles safeguard and enrich the visual quality of streetscapes and achieve practical level of view sharing.

This home will have a positive effect on the street scape, a great deal of care has been taken to ensure the visual character of the home fits the local area, with all of the above, in line with the Councils control for Side Building Envelope and therefore complies with the aims of the control.

If you have any queries, please feel free to contact the undersigned.



Mark Wills

Classic Country Cottages