



Request for a Variation in clause 4.6 under Warringah Local Environmental Plan 2011.

Mr and Mrs Merry

19 Moresby Place, Allambie Heights, NSW 2100. D.P. 19. Lot 28394.

We are requesting a Clause 4.6 variation 'Exceptions to development Standards' under Warringah Local Environmental Plan 2011 relating to Warringah DCP Part B3 – Side Building Envelope for residential dwellings.

A minor encroachment to the building envelope control is experienced on the Eastern facing wall of the Ground floor along the length of the stepped gables. The area of intrusion is relatively minor at 600mm at its largest, for a distance of 5.3m.

Another very minor encroachment to the building envelope control is experienced on the Western facing wall of the first floor along the length of the first floor. The area of intrusion is relatively minor at 860mm at its largest tapering to 140mm.

These encroachments are a direct result of the site's natural topography and acute angle of the side boundaries. The home has been designed to minimise visual impact, disruption of views, loss of privacy and loss of solar access to neighbouring properties. As such, the proposed is in line with the aims of the control. Please see the Building Envelope control as displayed on page 4 & 5 of the plan set by Classic Country Cottages.

The minor encroachment will not detract from the private open space, privacy, solar access, a sense of openness of the site and will maintain the visual continuity and building pattern and create any disturbance to neighbouring properties.

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

Mark Wills

Classic Building and Design

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