

## **OWNERS SUBMISSION SEEKING VARIATION OF CLAUSE 4.4 FSR**

**DA 2023/1092 97 SYDNEY RD MANLY NSW**

### **A By reference to clause 4.4 MLEP2016 and the stated objectives**

- 1 There is no effect on streetscape character, (1)(a).
- 2 There is no resulting obstruction of important landscape and townscape features nor any impacting addition of “bulk” to the site, (1)(b).
- 3 The proposed enclosed area is already covered by a roof and does not change the existing visual relationship, (1)(c).
- 4 There is no impact upon use of adjoining land, (1)(d).
- 5 The proposed development does not detract from existing businesses.

### **B Gross Floor Area and Floor Space Ratio**

- 1 The owner attaches the report of CMS Surveyors Pty Limited dated 19 December 2023 (the CMS Report).
- 2 The CMS Report discloses an existing GFA of 827 square metres resulting in an historical FSR of 1.12:1.
- 3 The CMS Report identifies that the increase in FSR resulting from the proposed development would be to 1.13:1, being an increase of 0.89%.

### **C Clause 4.6 Variation**

- 1 The additional enclosed area is minimal (7.4 square metres), with no adverse environmental or adjoining property affects.
- 2 Accordingly, it is unnecessary and unreasonable for the development standard to be applied.
- 3 The proposed enclosed area adds to the amenity of Lot 6 that is consistent with the objective in 4.6(i) MLEP.

The Owner hereby requests that the applicable development standard under MELP be varied to allow approval of the proposed development.

Bronwyn Johnston

Owner