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Cremorne Point  
NSW 2090  
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NSW registration 6434.

Proposed new residence, 1 Tutus Street, Balgowlah Heights, Manly.  
Paul & Angela Winter.  
28/02/2022.

**DA 2021/1130.**

1 Tutus Street, Balgowlah Heights, Manly.  
LOT 23 DP 9561,  
SITE AREA 1286m<sup>2</sup>

**S 4.55(2) APPLICATION.**

The following adjustments have been made to the applicable DA assessed Principal Development Standards & Built Form Controls that are affected by this S4.55(2) application.

**FLOOR SPACE RATIO**

Required:

FSR 0.4:1 (514.4m<sup>2</sup> GFA).

DA assessment FSR 0.37:1 (478m<sup>2</sup> GFA).

S4.55(2) Increase (add storage, robe & cellar, Lower Ground Floor 16.3m<sup>2</sup>.)

$478 + 16.3 = 494.3\text{m}^2$  GFA,

**S4.55(2) FSR = 0.384:1.**

**BUILT FORM CONTROLS:**

4.1.4.4 Rear Setbacks, required 8M (for dwellings)

S4.55(2) Increase Covered Terrace by 1.300 reduces rear setback **from 20.9 to 19.6m.**

4.1.5.1. Residential Open Space Area OSA.

Required 60% of site area.

DA assessment 63.27% (813.59m<sup>2</sup>)

S4.55(2) reduction of Open Space by extending Covered Terrace (7.8m<sup>2</sup>), adding Pool Cabana (15.6m<sup>2</sup>) and Pool Filter Roof (9.5m<sup>2</sup>) = 32.9m<sup>2</sup>.

$813.59 - 32.9 = 780.69\text{m}^2$ , **OSA 60.7% of site area.**

4.1.5.2 Landscape Area.

Required 40% of Open Space.

S4.55(2) adjustment, now reduced OA to 780.69m<sup>2</sup> (see 4.1.5.1 above).

Required 40% of 780.69 = 312.7m<sup>2</sup>.

DA assessment 579.96m<sup>2</sup>, now adjusted to  $579.96 - 32.9 = 547.06\text{m}^2$  (70.07%)

We trust the above adjustments are in accordance with the requirements for this application.

Best regards,  
Achilles.