

9th August 2019

Planning & Assessments Services
Northern Beaches Council - Manly

Dear Sir,

Re: Proposed Development Application
12 Crescent Street, Fairlight NSW 2094
Proposed Alterations & Additions

Clause 4.6 Application addressing Floor Space Ratio

With reference to design submitted, the proposed alterations & additions exceeds the required ratio as stated in the Manly LEP 2013 Clause 4.4 Floor Space Ratio

Objectives

- (a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,
- (b) to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,
- (c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,
- (d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,
- (e) to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.

Proposal

The proposal produces an appropriate environmental planning outcome which is equal to a compliant proposal in terms of local character and compatibility. The proposed dwelling will sit within a local environment dominated by low density housing in the form of detached and semi-detached dwellings. This character will be retained as a result of the proposed development. Furthermore, the floor space variation of 0.96m² (0.5%) is relatively minor in the context and would be undiscernible to the casual observer. The overall development is design is of good architectural quality and excessive bulk and scale is not apparent.

As there is no material adverse impact on adjoining properties or the public domain arising from the variation to the floor space ratio development standard and the objectives of the control are satisfied, it is considered that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case. Therefore, we request that council support the variation on the basis that there are sufficient environmental planning grounds to justify a variance to the development standard.

Yours Faithfully

Neil Harvey

B.Arch