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STUDIO 16 Spring Cove Ave, Manly 2095

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Planning and Development
Northern Beaches Council

Dear Sir/Madam,

Re: Clause 4.6 Exceptions to development standards for 11 Denison Street, Manly

This letter is to request the contravening of clause 4.4 Floor Space Ratio: "The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map".

For the property the FSR permitted by Manly Local Environmental Plan 2013 (LEP2013) is 0.75:1.

Gross Floor Area	215.7 sqm	0.8:1
Site Area	269.7 sqm	1:1

Permission is sought to increase the allowance of 5% to the required FSR of 0.75:1.

The footprint of the existing houses have been maintained and the rear 2nd storey additions have minimal wall heights at boundaries maintain the amenity to adjacent dwelling (no 13) and the Whistler street corner.

This small increase to area will not adversely affect the amenity of the surrounding dwellings and streetscape character.

Kind regards,

Samantha Morton (applicant)