

## **Request for a Variation to Manly Development Plan 2013.**

13<sup>th</sup> March 2025

**John and Mandy Smyth**

**4 Salisbury Square, Seaforth. Lot C, DP 410527.**

### **Clause 4.6 Variation** **Floor Space Ratio**

The proposed gross floor area will exceed the allowable FSR by 8.6m<sup>2</sup> (2.6%) or a FSR ratio of 0.46:1, a variation to the Manly Development Control, 2013, Part 4.1.3 Floor Space Ratio (FSR) and LEP 4.4.1. is sort on the basis that the proposal meets the objectives of the MDCP and LEP.

Whilst the Proposed does not meet the prescribed numerical value for the development standard it does meet the aims and objectives of the MDCP and LEP.

To ensure the scale of development does not obscure important landscape features.

*The bulk & scale of the proposed dwelling is reduced by generous and varying set-backs, varying roof forms and articulations with a reduced first floor footprint articulated and positioned away from the south abutting property.*

To minimise disruption to views to adjacent and nearby development.

*Whilst no significant views are available to the site the district outlook will be affect nor will any neighbouring properties experience a loss of privacy.*

To allow adequate sunlight to penetrate both the private open spaces within the development site and private open spaces and windows to the living spaces of adjacent residential development.

*Due to the orientation of site an assertive effort has been made during design to minimise the amount of over shadowing with the building having stepped pavilion roof lines with relatively low varying roof heights and varying first floor off-sets as well as varying boundary setbacks. The reduced first floor footprint has been concentrated to the western end of the site in line with the aims of council controls.*

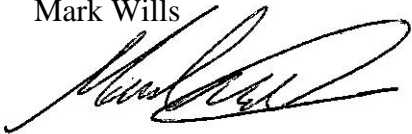
- The proposed preserves suitable visual associations between the proposed and the existing character and landscape of the amenity.
- The scale of development does not obscure important landscape features,
- The proposed does not disrupt views to adjacent, nearby development and the adjacent neighbour's solar access is not affected by this minor deviation.
- The FSR variation does not create an adverse environmental impact on the use or enjoyment of adjoining land and the public area
- The development will not prejudice the heritage significance and setting of heritage items in the vicinity of the site.
- The development has been designed to be compatible with the surrounding built form and despite the FSR non-compliance, will not adversely impact neighbouring amenity.

The bulk & scale of the proposed dwelling is reduced by the varying roof forms & articulations to preserve the visual continuity and form of buildings and landscape fundamentals. These design principles safeguard and enrich the visual quality of streetscapes and achieve practical level of view sharing.

This home will have a positive effect on the street scape, a great deal of care has been taken to ensure the visual character of the home fits the local area, with all the above, in line with the Councils control for Floor Space Ratio and therefore complies with the aims of the controls.

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

Mark Wills

A handwritten signature in black ink, appearing to read 'Mark Wills', with a stylized, flowing script.

*Classic Country Cottages*