

Memo

Department

To: Development Determination Panel - 22 November 2023

Cc:

From: Clare Costanzo – Planner

Date: 28 November 2023

Subject: Further consideration required – 3.3 DA2023/1001 – 72 Addison Road – Alterations and additions to a dwelling house

Record Number: 2023/786028

Background

At the Development Determination Panel (DDP) meeting of 22 November 2023 the panel considered the proposed development and made the following decision:

- The panel requires additional time to consider this application.

The panel requested the applicant to provide an amended clause 4.6 request for variation to the Manly Local Environment Plan 2013 with regard to 4.4 Floor Space Ratio.

Background

Council during the assessment of the application calculated a floor space ratio of 0.64:1 or an area of 281.6m². Council was satisfied the proposed floor area was measured correctly and therefore following the DDP meeting Council requested the applicant to review their calculations of the proposed floor area which was 7.6m² less than Council's calculations.

Revised Floor Space Area

The applicant reviewed their floor space area and provided an amended Clause 4.6 reflective of the correct floor space area and ratio.

The amended Clause 4.6 continues to demonstrate that the required tests contained in within the local environmental plan have been met by the proposed development. In particular, that:

- Compliance with the Floor Space Ratio development standard is unreasonable and unnecessary in the circumstances of the case given that the objectives of Clause 4.4 Floor Space Ratio have been met.
- Sufficient environmental planning grounds have been demonstrated to justify the contravention of the development standard.

- The proposed development is found to be in the public interest given its consistency with the objectives of the development standard and of the R1 General Residential zone.

Conclusion

Council is satisfied the Applicant's written request under Clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of Clause 4.4 Floor Space Ratio has adequately addressed relevant controls.