

## Memo

### Development Assessment

**To:** Development Determination Panel (DDP)

**Cc:** Rodney Piggott  
Manager, Development Assessment

**From:** Jordan Howard  
Planner, Development Assessment

**Date:** 29 October 2024

**Subject:** Item 3.7 - DA2024/0962 - 62 Bower Street MANLY

**Record Number:** 2024/780330

---

### Background

At the 23 October 2024 DDP Meeting, Item 3.7, Application No DA2024/0962 for alterations and additions to a dwelling house at Lot 14 DP 8075, 62 Bower Street MANLY, was deferred for further consideration, to give the Applicant the opportunity to submit to Council by Wednesday 30 October 2024 the following:

- a) To provide gross floor area calculations for the existing dwelling and proposed addition that includes all areas provided for within the definition of gross floor area under the Manly Local Environmental Plan 2013. In particular the gross floor area calculations are only to exclude car parking to meet the requirements of the consent authority, which is 2 spaces.
- b) That the written clause 4.6 variation request that relates to FSR be amended so that it is consistent with the gross floor calculations provided in relation to point A above.

The purpose of this Supplementary Memo is to advise the Panel of the receipt of this additional information, to discuss the content, and provide recommendations.

### Information Received

The Applicant has provided the following information:

- Amended Architectural Plans with amended Area Calculation Plans.
- An amended Clause 4.6 Request.

This information has amended the proposed gross floor area (GFA) to include all areas provided for within the definition of GFA under the Manly Local Environmental Plan 2013. The amended GFA includes an additional 25.8sqm of area within the existing garage that is in excess of car parking to meet the requirements of the consent authority.

The total GFA of the proposal is now stated as 471.5sqm, resulting in a proposed FSR of 0.676:1. It is noted that this upward revision of the proposed FSR is not the result of

any increase to proposed works. It is the result of the inclusion of areas of the existing garage in excess of car parking to meet the requirements of the consent authority (i.e. two parking spaces). The proposed development does not relate to this existing garage, and this amended information just corrects the stated GFA and FSR for the purposes of the clause 4.6 variation request.

### **Conclusion**

Council is satisfied that the Applicant's amended written request under Clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify variation of the development standard contained within Clause 4.4 Floor Space Ratio has adequately addressed and demonstrated that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- There are sufficient environmental planning grounds to justify the variation.

Furthermore, the provided amended information is satisfactory to address the reasons for deferral listed by the Panel.

### **Recommendation**

It is recommended that the DDP grant approval to the development application, subject the conditions recommended in the original Assessment Report.