

Memo

Development Assessment

To: Development Determination Panel (DDP)

Cc: Rodney Piggott
Manager, Development Assessment

From: Lachlan Rose
Planner

Date: 04 December 2024

Subject: Item 3.2- DA2024/1211- 2 Lombard Street Balgowlah

Record Number: 2024/885370

Background

At the DDP Meeting on 04 December 2024, the panel raised concern with the FSR calculations in the Area Calculation Plan (A016) and the Clause 4.6 Request. The panel requested that the applicant submits amended architectural plans and Clause 4.6 Request which are updated to reflect the correct FSR calculations.

Information Received

Please see below a list of additional documentation provided by the Applicant:

- 1. An Amended Architectural Plans**
- 2. An Amended Clause 4.6 Request**

On 04 December 2024, the applicant submitted revised architectural plans and Clause 4.6 Request to the NSW Planning Portal. The documentation provided correct gross floor area calculations for the existing dwelling and proposed development. The recalculation resulted in an increase of 4.96sqm to the gross floor area.

The total GFA proposed is now stated as 208.33sqm and represents a FSR of 0.60:1. The Amended Clause 4.6 Request proposes a variation to the development standard of 20.3%.

It is noted that this upward revision of this proposed FSR is not the result of any increase to proposed works. It is the result of the inclusion of areas of the existing stairs from the ground floor level to the first floor to meet the requirements of the consent authority. The amended information corrects the stated GFA and FSR of the Architectural Plans and Clause 4.6 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 errors raised by the Development Determination Panel.

Recommendation

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