

# MEPA CIRCULAR 03/15

Submission requirements for development applications adopting the Floor Area Ratio Mechanism

## 1 SUBMISSION REQUIREMENTS

The accurate determination of the developable site area is an important parameter in the applicability of the Floor Area Ratio mechanism as it is the building block for the calculation of the allowable Gross Developable Floorspace (GDF) and FAR.

The Malta Environment and Planning Authority (MEPA) would like to draw attention to paragraph 6.5 (2) of the Planning Policy Guide on the Use and Applicability of the Floor Area Ratio (FAR) approved in May 2014 which states:

[The statement should also include]... Detailed plans showing the existing site [...] including topographical information and a tree survey (where necessary).

For development applications which propose the adoption of the FAR, MEPA shall be requesting a detailed site survey including topographical information, and including the official building alignments as shown in an approved subsidiary plan or policy which shall be prepared by the Authority's Land Survey Unit, at the applicant's cost, on the basis of which the developable site area shall be calculated.

This information shall be requested to avoid contestations on the total allowable GDF at a late stage of the development application assessment process.