

**DEVELOPMENT STANDARD VARIATIONS: 1 JULY - 30 SEPTEMBER 2022**

Council DA reference number	Street number	Street name	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
8.2022.111.1	3/11	Clanalpine Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing development exceeds the standard. The proposal adds 2.2m <sup>2</sup> for the construction of a lift shaft to improve access to the dwelling.	0.16%	MLPP	20/07/2022
8.2022.43.1	16	Wolseley Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The non-compliance applies to the eastern and western extremities of the northern façade where the land slopes.	10.41%	MLPP	20/07/2022
8.2022.43.1	16	Wolseley Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing dwelling exceeds the gross floor area. The proposal results in a reduction in gross floor area by 1.1m <sup>2</sup> but there is continuing exceedance.	26.5%	MLPP	20/07/2022
8.2021.471.1	25	Redan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Variation is attributed to a localised area of pre-existing excavation, there are no adverse impacts.	3.6%	MLPP	20/07/2022
8.2021.471.1	25	Redan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Existing building is in breach of standard, the extent of variation is not increased, there are no adverse impacts.	7.2%	MLPP	20/07/2022
8.2021.471.1	25	Redan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing building is in breach of standard. The extent of variation is increased due to the introduction of an internal stair.	38.5%	MLPP	20/07/2022
8.2022.46.1	33	Shellbank Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal replaces the front wall to support the roof extension and does not alter the wall height of the existing building.	5.6%	MLPP	20/07/2022
8.2022.46.1	33	Shellbank Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal reduces the FSR from 0.68:1 to 0.65:1, but continues to exceed the standard.	33%	MLPP	20/07/2022
8.2021.445.1	41	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Variation is attributed to pre-existing excavation (basement), the existing building height is maintained and there are no adverse impacts.	47%	MLPP	20/07/2022
8.2021.445.1	41	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	47.2%	MLPP	20/07/2022
8.2021.445.1	41	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Variation is attributed to surplus area in the existing garage which is not discernible, there are no adverse impacts.	5%	MLPP	20/07/2022

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8.2022.113.1	9	Alexander Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Proposed roof ridge is below the existing. The breach occurs in a small area. The presence of the existing taller gable roof to the south will prevent the proposed hipped roof from being viewed from the street.	1.65%	Staff	3/08/2022
8.2022.47.1	30	Carrington Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Works include replacement of doors and windows and changes to openings within existing building footprint but above the height standard.	7.64%	Staff	5/08/2022
8.2022.31.1	8	Ryrie Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Variation is attributed to site topography, there are no adverse impacts.	10.6%	MLPP	17/08/2022
8.2022.31.1	8	Ryrie Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	20.8%	MLPP	17/08/2022
8.2022.71.1	3	Stanton Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Additional FSR to existing non-compliant development is attributed to a new ambulant lift.	17.1%	MLPP	17/08/2022
8.2022.80.1	202A	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Attributed to the incorporation of a lift for improved access.	5.5%	MLPP	17/08/2022
8.2022.80.1	202A	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Attributed to the incorporation of a lift for improved access.	24.6%	MLPP	17/08/2022
8.2022.80.1	202A	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Attributed to the enclosure of a central entry alcove to improve function and amenity.	39.6%	MLPP	17/08/2022
8.2022.65.1	16	Elfrida Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Existing building is in breach of standard, the extent of variation is not increased, there are no adverse impacts.	21.6%	MLPP	17/08/2022
8.2022.28.1	6	Ruby Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Attributed to site topography, there are no adverse impacts. Proposal complies with building height.	16.53%	MLPP	17/08/2022
8.2022.28.1	6	Ruby Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Attributed to the reconfiguration of the floor plan to and within the existing footprint. There are no adverse impacts.	10.8%	MLPP	17/08/2022

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8.2022.130.1	10	Prince Albert	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Below the maximum building height of the existing building and in line with the existing ridge line.	13.2%	MLPP	17/08/2022
8.2022.130.1	10	Prince Albert	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Below the maximum building height of the existing building and in line with the existing ridge line.	17.91%	MLPP	17/08/2022
8.2021.484.1	239	Raglan Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings	Variation is attributed to site topography, there are no adverse impacts.	10.2%	MLPP	21/09/2022
8.2021.484.1	239	Raglan Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	30.1%	MLPP	21/09/2022
8.2022.78.1	43B	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The land slopes away steeply and results in minor breaches to wall height at the eastern end of the balustrade and side wall.	5.3%	MLPP	21/09/2022
8.2021.252.1	13	Morella Road	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings	Existing building is in breach of building height standard, the extent of variation is not increased, there are no adverse impacts	39.9%	MLPP	21/09/2022
8.2021.252.1	13	Morella Road	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	Existing building is in breach of wall height standard, the extent of variation is not increased, there are no adverse impacts	55.4%	MLPP	21/09/2022
8.2022.139.1	236	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings	Existing building is in breach of the building height standard, the extent of variation is not increased, there are no adverse impacts	16.5%	MLPP	21/09/2022
8.2022.139.1	236	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	C4	Floor Space Ratio	Existing building is in breach of the FSR standard. Conversion of foundation space below the building results in additional FSR, No adverse impacts	31.8%	MLPP	21/09/2022