

DEVELOPMENT STANDARD VARIATIONS: 1 JANUARY - 31 MARCH 2023

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
8.2022.268.1	3	Bay Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation attributed to site cross-fall.	9.5%	Staff Delegation	13/01/2023
8.2022.136.1	231	Spit Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation attributed to forward extension to align with the front building setback.	6.25%	Staff Delegation	10/02/2023
8.2022.136.1	231	Spit Road	1: Residential - Alterations & additions	MLEP2012	C4	4.4 Floor Space Ratio	Variation attributed to construction of lift and forward extension to align with the front of the dwelling house.	6.49%	Staff Delegation	10/02/2023
8.2022.163.1	8-12	Balmoral Avenue	2: Residential - Single new dwelling	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography and a localised area of existing excavation.	18.00%	MLPP	15/02/2023
8.2022.226.1	16	Kardinia Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3 Height of Buildings	Existing building is in breach of standard, the extent of variation is not increased.	33.29%	MLPP	15/02/2023
8.2022.226.1	16	Kardinia Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Existing building is in breach of standard, the extent of variation is not increased.	35.81%	MLPP	15/02/2023
8.2022.226.1	16	Kardinia Road	1: Residential - Alterations & additions	MLEP2012	C4	4.4 Floor Space Ratio	Non-compliance is attributed to a rear in-fill addition of a heritage item.	5.15%	MLPP	15/02/2023
8.2022.306.1	107	Bay Street	2: Residential - Single new dwelling	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation attributed to site cross-falls.	9.4%	MLPP	15/03/2023
8.2023.2.1	4/17	Warringah Road	1: Residential - Alterations & additions	MLEP2012	R3	4.4 Floor Space Ratio	The existing building exceeds the standard and the new works maintain the exceedance.	30%	MLPP	15/03/2023
8.2022.275.1	27	Redan Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3 Height of Buildings	Site slopes steeply to the rear.	10.35%	MLPP	15/03/2023

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8.2022.275.1	27	Redan Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	The site is sloping steeply at rear and this results in a minor increase in wall height.	8.47%	MLPP	15/03/2023
8.2022.246.1	18	Mulbring Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3 Height of Buildings	Existing building is in breach of standard, the extent of variation is not increased. There are no adverse impacts.	5.17%	MLPP	15/03/2023
8.2022.246.1	18	Mulbring Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation is attributed to the incorporation of a flat roof design. There are no adverse impacts.	24.16%	MLPP	15/03/2023
8.2022.190.1	11	Wolseley Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3 Height of Buildings	Existing building is in breach of height standard, the extent of variation is not increased. There are no adverse impacts.	49.4%	MLPP	15/03/2023
8.2022.190.1	11	Wolseley Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Existing building is in breach of wall height standard, the extent of variation is increased by amended roof form. There are no adverse impacts.	76.4%	MLPP	15/03/2023
8.2022.342.1	22/5	Mosman Street	1: Residential - Alterations & additions	MLEP2012	R3	4.3A Height of Buildings (additional provisions) - wall height	The existing building exceeds the standard.	48.83%	MLPP	15/03/2023
8.2022.284.1	40	Bradleys Head Road	1: Residential - Alterations & additions	MLEP2012	R2	4.3 Height of Buildings	The proposal does not alter the existing building height which exceeds the standard.	24.7%	MLPP	15/03/2023
8.2022.312.1	9	Sirius Avenue	2: Residential - Single new dwelling	MLEP2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, localised to south-east corner. There are no adverse impacts.	9.7%	MLPP	15/03/2023