

DEVELOPMENT STANDARD VARIATIONS: 1 JULY - 30 SEPTEMBER 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
8.2022.262.1	34	Almora Street	2: Residential - Single new dwelling	MLEP 2012	C4	Height of Buildings	Variation is attributed to site topography, there are no adverse impacts.	4.11%	MLPP	19/07/2023
8.2022.262.1	34	Almora Street	2: Residential - Single new dwelling	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	21.1%	MLPP	19/07/2023
8.2023.32.1	30	Muston Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings	The proposed building height is less than the existing buildings on the subject site and the adjoining sites.	9.53%	MLPP	19/07/2023
8.2023.32.1	30	Muston Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposed building height is less than the existing buildings on the subject site and the adjoining sites.	29.31%	MLPP	19/07/2023
8.2023.59.1	6	Musgrave Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography and irregular ground levels, and there are no adverse impacts.	16.25%	MLPP	19/07/2023
8.2023.59.1	6	Musgrave Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	Variation is attributed to the topography of the site, the existing built form and the reduced site area due to reclaimed land which is not calculable as site area for FSR.	10.91%	MLPP	19/07/2023
8.2022.260.1	22	Peal Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings	Variation is attributed to site topography, there are no adverse impacts.	7.05%	MLPP	19/07/2023
8.2022.260.1	22	Pearl Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	Existing building in in breach of standard, the extent of variation is not increased, there are no adverse impacts.	26.380%	MLPP	19/07/2023
8.2022.260.1	22	Pearl Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	Floor Space Ratio	The variation is minor and will not result in any additional adverse impact.	3.38%	MLPP	19/07/2023
8.2022.359.1	35	Redan Street	2: Residential - Single new dwelling	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	There is less than 12% of the proposed building length exceeding the wall height standard.	18%	MLPP	16/08/2023

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8.2022.365.1	41	Redan Street	2: Residential - Single new dwelling	MLEP 2012	C4	Height of Buildings	A portion of the proposed building above the undercroft area of the existing dwelling house exceeds the development standard.	5.5%	MLPP	16/08/2023
8.2022.365.1	41	Redan Street	2: Residential - Single new dwelling	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	The privacy screen of the rear terrace exceeds the wall height standard.	17.78%	MLPP	16/08/2023
8.2023.1.1	42-44	Middle Head Road	7: Residential - Other	MLEP 2012	R2	Height of Buildings	The proposed dormer window located within the attic is below the ridge line of the existing building.	32.7%	MLPP	16/08/2023
8.2023.1.1	42-44	Middle Head Road	7: Residential - Other	MLEP 2012	R2	Floor Space Ratio	The proposed rear extension does not result in any adverse impact on the amenity of the adjoining properties.	8.8%	MLPP	16/08/2023
8.2023.75.1	17A	Shadforth Street	2: Residential - Single new dwelling	MLEP 2012	R3	Height of Buildings	No public or private view amenities are affected due to exceedance of the building height standard. The proposed building is not visible from the harbour and the surrounding foreshores. The proposed new dwelling house will be compatible to the future character of the area in terms of building height and roof form. The proposed dwelling house will have a compatible streetscape presentation in respect of bulk and scale.	3.29%	Staff	13/09/2023
8.2023.25.1	18	Holt Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The rear section above the garage previously constructed on the modified ground level exceeds the wall height standard.	9.7%	MLPP	20/09/2023
8.2023.25.1	18	Holt Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal has a minor reduction of the existing FSR.	3.2%	MLPP	20/09/2023
8.2022.283.1	25	Parriwi Road	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings	Variation is attributed to site topography, there are no adverse impacts.	44.80%	MLPP	20/09/2023
8.2022.283.1	25	Parriwi Road	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	63.2%	MLPP	20/09/2023
8.2022.283.1	25	Parriwi Road	1: Residential - Alterations & additions	MLEP 2012	C4	Floor Space Ratio	The proposal reduces the existing GFA and FSR of the development.	18%	MLPP	20/09/2023
8.2023.132.1	53	Wyong Road	1: Residential - Alterations & additions	MLEP 2012	C4	Height of Buildings	Existing building is in breach of standard, the extent of variation is not increased, there are no adverse impacts.	23.18%	MLPP	20/09/2023

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8.2023.132.1	53	Wyong Road	1: Residential - Alterations & additions	MLEP 2012	C4	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.	17.08%	MLPP	20/09/2023
8.2023.168.1	17	David Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Existing building is in breach of standard. Whilst the extent of variation is a minor increase to what is existing, there are no adverse impacts.	1.27%	Staff	26/09/2023
8.2023.84.1	10	Warringah Road	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	Existing building is in breach of standard, the extent of variation is marginally increased, and is compatible with the character of the area with no adverse impacts.	4.5%	Staff	29/09/2023