

DEVELOPMENT STANDARD VARIATIONS: 1 - 31 JULY 2016

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
8.2016.61.1	41	Holt Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal aims to increase the floor space by 1m ² , an increase in floor space ratio from 0.546:1 to 0.549:1. The non-compliance is necessary to allow for an extension of the bathroom.	0.03%	Staff Delegation	5/07/2016
8.2016.92.1	28	Ruby Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The addition is below the existing roof form, only 0.6m above street level and below the existing, approved front fence. The addition is concealed from the street and harbour.	4.17%	Staff Delegation	5/07/2016
8.2016.96.1	84A	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The first floor addition matches the existing, approved adjoined semi-detached dwelling. The development meets height and landscaped area requirements.	8.7%	Staff Delegation	11/07/2016
8.2016.68.1	3	St Elmo Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings	The building height is measured from the existing lower ground floor level and consequently exceeds the standard. However, the proposal's height will be lower than the existing maximum building height and only involves the widening of an existing dormer.	21%	MDAP	20/07/2016
8.2016.68.1	3	St Elmo Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The wall height standard is exceeded due to being measured from the lower ground floor. The proposal's wall height will be lower than the existing maximum wall height and only involves the widening of an existing dormer.	42%	MDAP	20/07/2016
8.2016.42.1	1A	Bapaume Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings	The non-compliance in building height is localised to the steepest part of the site. It will not result in adverse impacts upon the streetscape, views, solar access or privacy.	41.06%	MDAP	20/07/2016
8.2016.42.1	1A	Bapaume Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The non-compliant wall height occurs at the steepest part of the site. It will not result in adverse impacts upon the public or private domains, including views, solar access, privacy and streetscape.	25%	MDAP	20/07/2016
8.2016.52.1	12	Hunter Road	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	The wall height departure does not add bulk and scale to the building, the extension of the existing wall is an appropriate design response and to comply would compromise the design response on a site which is low-set from the street and slopes to the rear.	18%	MDAP	20/07/2016
8.2016.70.1	3	Bray Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of buildings	The site slopes from front to rear and the area of non-compliance is the gable of the roof which exceeds the building height standard by 0.5m but which does not cause any adverse streetscape or amenity impacts.	5.9%	Staff Delegation	25/07/2016