

DEVELOPMENT STANDARD VARIATIONS 1 - 30 JUNE 2018

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
8.2017.222.1	49	Upper Avenue Road	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings	The existing building height exceeds the 8.5m building height standard. Proposed dormer windows are inserted within the existing roof form and do not adversely affect the streetscape amenity or LEP objectives	17.65%	MLPP	20/06/2018
8.2018.18.1	235A	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height proposed for the southern elevation is in keeping with the existing wall height on this elevation, and therefore is found to result in minimal impacts with regard to bulk and scale	13.3%	MLPP	20/06/2018
8.2018.22.1	7	Avenue Road	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The additional floor space proposed under this application is derived from the floor space associated within the new lift. The proposal improves access to the site and satisfies aim (b) of MLEP 2012 as it will provide housing choice which caters for changing population needs.	19.6%	MLPP	20/06/2018
8.2017.147.1	95	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing building exceeds the standard, however the proposal loses existing gross floor area to enable a better balance of landscape to built form.	14.7%	MLPP	20/06/2018
8.2018.2.1	15	Thompson Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal does not increase the existing building height.	41.8%	MLPP	20/06/2018
8.2018.2.1	15	Thompson Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal does not result in an increase to what presently exists.	13.3%	MLPP	20/06/2018
8.2018.2.1	15	Thompson Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal exceeds the FSR by 7.8m ² in the basement area but provides an increase in available landscaped area.	1.02%	MLPP	20/06/2018
8.2018.20.1	6	Balmoral Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal will not result in adverse bulk or scale impacts on adjoining properties as there is no increase in building height. The proposal improves the landscaped area for the site.	8.4%	Staff Delegation	28/06/2018