

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 SEPTEMBER 2017

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
8.2017.90.1	63	Avenue Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal has a pitched roof and is satisfactory as it does not result in unreasonable privacy, overshadowing or view impacts, and will have an acceptable visual impact when viewed from Avenue Road and the foreshores.	8.94%	MDAP	20/09/2017
8.2017.90.1	63	Avenue Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal is satisfactory as it does not result in unreasonable privacy, overshadowing or view impacts, and will have an acceptable visual impact when viewed from Avenue Road and the foreshores.	4.72%	MDAP	20/09/2017
8.2017.78.1	72	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal achieves a reduction in maximum building height with the addition of the new skillion roof. The proposal is acceptable in regards to view, solar access and streetscape outcome.	8.2%	MDAP	20/09/2017
8.2017.78.1	72	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal does not include an increase in the existing wall height. The proposal is acceptable in regard to views, solar access and streetscape outcome.	23.6%	MDAP	20/09/2017
8.2017.78.1	72	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The non-compliance with the floor space ratio standard is existing, with a minor increase resulting from this proposal. The additional floor space is not visible from the streetscape.	74%	MDAP	20/09/2017
8.2017.81.1	9	Wyong Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The site slopes down from the street. The proposal will have satisfactory impacts on surrounding amenity, and will be visually satisfactory when viewed from the foreshore and from Wyong Road.	11.29%	MDAP	20/09/2017
8.2017.81.1	9	Wyong Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The site slopes down from the street. The proposal will have satisfactory impacts on surrounding amenity, and will be visually satisfactory when viewed from the foreshore and from Wyong Road.	25.0%	MDAP	20/09/2017
8.2016.169.1	17	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height over 8.5m is limited to the front flat awning. The roof form is consistent with the residential area and does not affect neighbouring sun, privacy or amenity.	1.8%	MDAP	20/09/2017
8.2016.169.1	17	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal includes a new gable roof form to the street and this contributes to wall height.	16.0%	MDAP	20/09/2017
8.2016.169.1	17	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Subject to consent conditions requiring a low, skillion roof form, the additional floor area does not unreasonably overshadow neighbouring properties.	11.8%	MDAP	20/09/2017
8.2017.92.1	1/2	Musgrave Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The building envelope is largely unchanged from the existing. The proposal will not result in adverse impacts upon views, solar access, privacy, landscaping, bulk and scale, or adverse visual impacts when viewed from the public domain.	48.82%	MDAP	20/09/2017
8.2017.92.1	1/2	Musgrave Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The building envelope is largely unchanged from the existing. The proposal will not result in adverse impacts upon views, solar access, privacy, landscaping, bulk and scale, or adverse visual impacts when viewed from the public domain.	80.1%	MDAP	20/09/2017

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8.2017.45.1	21	The Crescent	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The building envelope is largely unchanged from the existing. The proposal includes additional floor space within the roof space. The proposal maintains the dwelling's single storey character and will not adversely impact on neighbours.	18%	MDAP	20/09/2017
8.2017.33.1	83	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal will not adversely impact on neighbourhood amenity. The dwelling complies with floor space ratio, but it is non-compliant when the carport storage room is included.	14.0%	MDAP	20/09/2017
8.2017.117.1	15	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal retains neighbouring living room views. The application demonstrates that there will be no unreasonable view loss.	8.8%	MDAP	20/09/2017
8.2017.117.1	15	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Proposed changes to windows are within existing walls. The ensuite addition is contained in the existing building envelope.	22.2%	MDAP	20/09/2017
8.2017.117.1	15	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The application increases floor space ratio predominantly at the lower ground floor and away from the street.	12.2%	MDAP	20/09/2017
8.2017.105.1	18	Bay Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	The proposed parapet roof is below the existing roof and reduces overshadowing.	10.0%	MDAP	20/09/2017
8.2017.105.1	18	Bay Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed parapet roof is below the existing roof and reduces overshadowing.	21.0%	MDAP	20/09/2017
8.2017.105.1	18	Bay Street	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	Additional floor space is over existing hard surface and ground floor. The application increases landscaped area.	15.2%	MDAP	20/09/2017