

**DEVELOPMENT STANDARD VARIATIONS: 1 - 31 AUGUST 2017**

<b>Council DA reference number</b>	<b>Street number</b>	<b>Street name</b>	<b>Category of development</b>	<b>Environmental planning instrument</b>	<b>Zoning of land</b>	<b>Development standard to be varied</b>	<b>Justification of variation</b>	<b>Extent of variation</b>	<b>Concurring authority</b>	<b>Date DA determined</b>
8.2017.116.1	40	Muston Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of buildings	The awnings are screened by the parapet walls and do not increase the existing building height.	36.5%	MDAP	16/08/2017
8.2017.97.1	115	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The pitched roof maintains the area character. The additions do not unreasonably impact views, privacy or sunlight to neighbouring properties.	28.8%	MDAP	16/08/2017
8.2017.97.1	115	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The walls sit below a pitched roof. Parapet walls are limited to a lift shaft. The additions do not unreasonably impact neighbouring properties.	18.1%	MDAP	16/08/2017
8.2017.62.1	8	Burrans Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Foreshore Building Line (FSBL)	The site is steep and the deck and stairs will be screened by existing and proposed landscaping.	N/A	MDAP	16/08/2017
8.2017.70.1	17	Burton Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal exceeds the building height standard, however the non-compliance is existing, with a 0.8% reduction achieved by this proposal.	10.4%	MDAP	16/08/2017

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8.2017.70.1	17	Burton Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal exceeds the wall height standard, however the non-compliance is existing, with no increases resulting from this proposal.	37.5%	MDAP	16/08/2017
8.2017.136.1	22	Gordon Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The non-compliance is existing with a minor increase (2.86m <sup>2</sup> ) from the dormer and laundry extension.	3.6%	Staff Delegation	28/08/2017
8.2017.137.1	11	Bickell Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal will maintain the existing building's maximum height and roof form.	4.7%	Staff Delegation	30/08/2017