

**DEVELOPMENT STANDARD VARIATIONS: 1 - 31 AUGUST 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
8.2018.51.1	149	Ourimbah Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The variation to the wall height standard is a function of the topography falling towards the rear.	9%	Staff Delegation	6/08/2018
8.2018.23.1	118	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal presents a minor non-compliance due to the sloping topography of the site.	1.00%	Staff Delegation	6/08/2018
8.2018.23.1	118	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal presents a non-compliance due to the sloping topography of the site.	9.80%	Staff Delegation	6/08/2018
8.2018.81.1	14	Killarney Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal does not result in any unreasonable amenity impacts for adjoining properties.	3.5%	Staff Delegation	9/08/2018
8.2018.45.1	54	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The variation to the wall height standard is a function of the topography falling towards the rear.	5.1%	MLPP	15/08/2018
8.2018.45.1	54	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposed bulk and scale do not result in any unreasonable impact on neighbour amenity.	33.9%	MLPP	15/08/2018
8.2018.34.1	72	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal utilises the existing topography of the site by lowering the ground floor level at the rear. In doing so, the impacts on neighbouring properties, the streetscape and the Heritage Conservation Area are minimised.	12%	MLPP	15/08/2018
8.2018.46.1	142	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height maintains the traditional pitched roof form and results in only a minor increase in the ridgeline from existing RL 65.79 to RL 65.99.	10%	MLPP	15/08/2018
8.2018.46.1	142	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal is mostly compliant with the wall height with the exception of part of the western elevation. This is due to the topography of the site which slopes to the north.	8.3%	MLPP	15/08/2018
8.2018.46.1	142	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	A large area of the calculated floor space is attributed to the sub-floor area which does not contribute to the building bulk when viewed from the street.	25.33%	MLPP	15/08/2018

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8.2018.53.1	56	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The variation to the wall height standard is a function of the topography falling towards the rear.	5.8%	MLPP	15/08/2018
8.2018.53.1	56	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The bulk and scale do not result in any unreasonable impact on neighbour amenity.	27.3%	MLPP	15/08/2018
8.2018.26.1	9	Beaconsfield Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height variation does not result in any unreasonable impact on local amenity.	10%	MLPP	15/08/2018
8.2018.26.1	9	Beaconsfield Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height variation does not result in any unreasonable impact on local amenity.	15.3%	MLPP	15/08/2018
8.2017.267.1	14	Burran Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The area of non-compliance is restricted to the south-east corner of the dwelling, and is attributed to site topography.	5.8%	MLPP	15/08/2018
8.2017.267.1	14	Burran Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The area of non-compliance is restricted to the south-east corner of the dwelling, and is attributed to site topography.	16.7%	MLPP	15/08/2018
8.2018.31.1	120	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	This is due to the sloping topography of the site and pertains to the rear of the development.	5.5%	MLPP	15/08/2018
8.2018.31.1	120	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	This is attributed to the existing shed and storage below the deck which do not contribute to the perceived bulk.	17.36%	MLPP	15/08/2018
8.2018.17.1	4	Effingham Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed skillion roof ensures that the new works do not detract from the traditional roof form.	16.1%	MLPP	15/08/2018

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8.2018.32.1	18C	Kirkoswald Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The variation does not result in adverse impacts on the locality. The existing bulk and scale of the building is maintained.	13.3%	MLPP	15/08/2018
8.2018.80.1	5	Cyprian Street	1: Residential - Alterations & additions	MLEP 2012	R2	Building Height	Maintaining existing roof form over falling topography, no detrimental loss of views, sufficient environmental planning grounds.	6%	Staff Delegation	22/08/2018
8.2018.80.1	5	Cyprian Street	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	Maintaining existing eave levels over falling topography, no detrimental loss of views, sufficient environmental planning grounds.	4.6%	Staff Delegation	22/08/2018