

**DEVELOPMENT STANDARD VARIATIONS: 1 MAY – 31 MAY 2016**

<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>
8.2015.205.1	91	Awaba Street	2: Residential - Single new dwelling	MLEP 2012	R3	Height of Buildings	The site slopes down from the street and consequently exceeds the height limit to the rear. Nonetheless it does not result in unreasonable amenity impacts, and the built form is of appropriate bulk, scale and design within the surrounding residential area.	5.9%	MDAP	18/05/2016
8.5015.205.1	91	Awaba Street	2: Residential - Single new dwelling	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal is a flat roofed building and consequently exceeds the wall height. It does not result in unreasonable amenity impacts and the proposed built form is compatible with the surrounding residential area.	25.0%	MDAP	18/05/2016
8.2016.25.1	70	Cowles Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The works are to a semi and are of matching height, bulk and form of the adjoining semi.	22.6%	MDAP	18/05/2016

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8.2016.1.1	42	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building additions have a traditional pitched roof form and results in the height non-compliance. It does not result in adverse amenity impacts on the surrounding residential area and will have acceptable impacts when viewed from the harbour.	8.12%	MDAP	18/05/2016
8.2016.1.1	42	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height non-compliance results from the gable wall height for the roof. It does not result in adverse amenity impacts on the surrounding residential area and will not result in unacceptable visual impacts when the site is viewed from the harbour.	12%	MDAP	18/05/2016

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8.2016.28.1	28A	Beaconfield Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The increase in floor space ratio is acceptable as the majority of the works are contained within the existing building footprint. Where the works are outside the footprint, they are in areas of existing semi-enclosed balconies. The increase will not result in adverse visual bulk, overshadowing, or loss of privacy or views.	7.16%	Staff Delegation	19/05/2016

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8.2016.66.1	30A	Stanton Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal aimed to vary the height of the building standard by 0.3m (3.5%) by adding dormers to the existing roof and from the stairs to the attic level. The minor areas of non-compliance are not discernible from the streetscape and will not cause negative impacts in regards to overshadowing, view loss, privacy or amenity to neighbouring dwellings.	3.5%	Staff Delegation	27/05/2016