

DEVELOPMENT STANDARD VARIATIONS: 1 APRIL - 30 APRIL 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
8.2017.140.1	11	Calypso Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	FSR	The additional floor space is in the sub-floor and does not alter the building envelope.	38%	MLPP	18/04/2018
8.2017.230.1	8	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The variation arises from maintaining the traditional pitched roof line of the dwelling; the height, scale and bulk of which are congruent with surrounding development.	12.94%	MLPP	18/04/2018
8.2017.230.1	8	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The variation arises from maintaining the gable walls of the traditional pitched roof line of the dwelling; the height, scale and bulk of which are congruent with surrounding development.	4%	MLPP	18/04/2018
8.2017.215.1	24	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The height departure will not result in loss of amenity for neighbouring properties, including view loss solar access and privacy impacts.	9.5%	MLPP	18/04/2018
8.2017.215.1	24	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height departure will not result in loss of amenity for neighbouring properties, including view loss solar access and privacy impacts.	29.3%	MLPP	18/04/2018
8.2017.215.1	24	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Utilisation of lower ground level for storage contributes to numerical departure. The additional floor space does not adversely impact neighbour amenity.	3.9%	MLPP	18/04/2018
8.2017.220.1	4	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed height variation is a minor non-compliance of 0.9%, and will be consistent with the ridge height of the existing dwelling. The breach in the height control will have a negligible impact on the natural and built environment surrounding the development.	0.9%	MLPP	18/04/2018
8.2017.220.1	4	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed wall height variation is a result of the topography of the site and the siting of the existing development. The proposed wall height will not have an unreasonable impact on bulk and scale.	10.9%	MLPP	18/04/2018
8.2017.165.1	1C	Kirkoswald Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of buildings	The dwelling is on sloping land and the height is compatible with surrounding development.	38%	MLPP	18/04/2018
8.2017.165.1	1C	Kirkoswald Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The dwelling is on sloping land and the design incorporates a flat roof.	47%	MLPP	18/04/2018
8.2017.165.1	1C	Kirkoswald Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The additional floor space may be attributed to floor space in an excavated area within the building footprint.	29.5%	MLPP	18/04/2018
8.2018.12.1	14	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal includes the replacement of the existing terracotta roof with a new colourbond metal roof. The area of non-compliance pertains to the existing pitched roof, which as existing exceeds the 8.5m development standard. The height of the dwelling is unchanged.	2.5%	Staff Delegation	19/04/2018