

DEVELOPMENT STANDARD VARIATIONS: 1 – 28 FEBRUARY 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
8.2016.191.1	148	Cowles Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The site slopes 4m from the rear to the front where the height departure occurs. The first floor addition cannot be lowered without introducing a step in the first floor ceiling and roof levels. The roof form and height remain compatible with surrounding dwellings in the area.	5.9%	MDAP	15/02/2017
8.2016.191.1	148	Cowles Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The site slopes 4m from the rear to the front where the height departure occurs. The wall height cannot be made to comply without stepping down all the floor levels of the dwelling.	13.9%	MDAP	15/02/2017
8.2016.191.1	148	Cowles Road	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposed building height, bulk and scale are similar to surrounding properties. There are no unreasonable view, sun, privacy or amenity impacts.	6.6%	MDAP	15/02/2017
8.2016.203.1	51	Prince Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposed roof maintains the existing traditional pitched roof form and is compatible with local character and the surrounding area.	6.5%	MDAP	15/02/2017
8.2016.160.1	18	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The LEP objectives are met. The minor departure does not result in adverse impact on its surrounds. It is	0.1%	MDAP	15/02/2017

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							unreasonable to require strict compliance with the standard in the circumstances.			
8.2016.160.1	18	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Building Height	The existing building does not currently comply and the non-compliance is continuing in the new works. The LEP objectives are met. The development is compatible with new surrounding development and it is unreasonable and unnecessary to impose the standard in the circumstances.	33%	MDAP	15/02/2017
8.2016.160.1	18	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	The existing building does not currently comply and the non-compliance is continuing in the new works. The LEP objectives are met. The development is compatible with new surrounding development and it is unreasonable and unnecessary to impose the standard in the circumstances.	43.5%	MDAP	15/02/2017
8.2016.39.1	5-7	Glencarron Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height non-compliance is numerically minor, the built form steps down with the topography and is compatible with the surrounding built environment.	2.9%	MDAP	15/02/2017

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8.2016.39.1	5-7	Glencarron Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height responds to the site topography, is not out of character for development on the Balmoral Slopes, will appear as a two storey dwelling house and the proposed flat roof is compatible with other roof forms in the area.	17.36%	MDAP	15/02/2017
8.2016.39.1	5-7	Glencarron Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The non-compliance in floor space ratio will not result in adverse privacy or overshadowing impacts, is of a bulk and scale that are satisfactory in the surrounding built environment, and provides opportunity for additional vehicles to be parked on the site without removing on-street parking.	4.7%	MDAP	15/02/2017
8.2016.221.1	32	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height is increased from the existing by 300mm as the roof has been changed from a hipped form to a skillion. The height increase will not impact on the amenity of neighbouring properties or the streetscape.	15.3%	MDAP	15/02/2017
8.2016.221.1	32	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The existing wall height is non-compliant. The alterations proposed as part of this application will increase wall height on the high side of the skillion roof, however this does not cause any adverse amenity impacts.	30.5%	MDAP	15/02/2017

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8.2016.221.1	32	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor space is contained within the existing building volume where a void is to be filled in. The bulk and scale of the building are unchanged by this floorspace.	3%	MDAP	15/02/2017
8.2016.204.1	30	Burrans Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing dwelling exceeds the permissible FSR. The addition is a 6.2 square metre breakfast nook adjacent to the kitchen addition and will not impact on the residential amenity of adjoining properties or the streetscape.	15.65%	MDAP	15/02/2017