

**DEVELOPMENT STANDARD VARIATIONS: 1 – 28 FEBRUARY 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
8.2017.206.1	108	Shadforth Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The works are to the rear of a semi-detached dwelling and are consistent with the desired future character in terms of height, bulk and scale.	8.9%	Staff Delegation	16/02/2018
8.2017.189.1	14	Upper Spit Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The site slopes down from the street. The proposed building would have a 2 storey appearance from Upper Spit Road and is compatible with the desired future character.	15.1%	Council	21/02/2018
8.2017.199.1	8	Pearl Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The site slopes towards the street and the non-compliance is localised to the front of the site. It complies with the zone objectives and there are sufficient environmental planning grounds to approve the variation.	15%	Council	21/02/2018
8.2017.199.1	8	Pearl Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	The site slopes towards the street and the non-compliance is localised to the front of the site. It complies with the zone objectives and there are sufficient environmental planning grounds to approve the variation.	23%	Council	21/02/2018
8.2017.203.1	20	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal is constrained by the siting and form of the existing development. The proposal will not see any increase to the overall height of the dwelling.	0.06%	Council	21/02/2018

8.2017.203.1	20	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height variation will not increase the number of storeys in the building, and has negligible impact on the streetscape and the amenity of neighbouring properties.	16.4%	Council	21/02/2018
8.2017.234.1	4/53-55	Muston Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal does not modify the overall building height and form. The operable pergola addition over the existing terrace is situated lower than the existing apartment's roof and parapet. The proposal retains existing side and rear setbacks.	22.9%	Council	21/02/2018