

DEVELOPMENT STANDARD VARIATIONS: 1 FEBRUARY – 29 FEBRUARY 2016

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
8.2015.173.1	18	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The new works match the height and form of the existing dwelling which is on a sloping site. The siting and scale are appropriate to the host building.	3.8%	Staff Delegation	2/02/2016
8.2015.195.1	51	Lang Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal maintains a matching pitched roof form to the host building and is appropriate in the context of the heritage conservation area and will not have detrimental visual impacts on the public domain.	4.71%	Staff Delegation	2/02/2016
8.2015.170.1	13	Sirius Cove Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Building height is reduced from existing.	7%	MDAP	17/02/2016
8.2015.170.1	13	Sirius Cove Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Departure from wall height standard due to change in roof structure from pitched to parapet.	26%	MDAP	17/02/2016

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8.2015.175.1	17	Boyle Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The works are to the front of the dwelling which is on a block that slopes steeply at the front to the street. The proposed development maintains a built form which is consistent with the surrounding streetscape.	38%	MDAP	17/02/2016
8.2015.175.1	17	Boyle Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The works are to the front of the dwelling which is on a block that slopes steeply at the front to the street. . The proposed development is compatible with the desired future character of the area and is of an acceptable siting and scale.	16%	MDAP	17/02/2016
8.2015.171.1	30	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The variation to the FSR will not have a detrimental impact on adjoining properties and is compatible with the scale and bulk of the adjoining semi.	7.8%	MDAP	17/02/2016

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8.2015.171.1	30	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The non-compliance is minor and achieves a compatible height with the adjoining semi.	2%	MDAP	17/02/2016
8.2015.171.1	30	Belmont Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height variation is minimal and will not have a detrimental impact on adjoining properties.	5%	MDAP	17/02/2016
8.2015.168.1	8	Vista Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The non-compliance is minor and is limited to a small area of the new addition. The proposal will not result in adverse impacts on the streetscape or neighbouring sites.	1.4%	MDAP	17/02/2016
8.2015.164.1	40	Kardinia Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor space is primarily from the utilisation of existing sub-floor areas where it does not add to building bulk.	35.7%	MDAP	17/02/2016
8.2015.164.1	40	Kardinia Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The height departure results from new work at the roof level which articulates better the roof	10.7%	MDAP	17/02/2016

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							form consistent with the existing.			
8.2015.181.1	124	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposed development maintains a built form which is compatible with the surrounding streetscape. The proposed development is on a sloping site and is sympathetic to the amenity of surrounding properties.	26%	MDAP	17/02/2016
8.2015.181.1	124	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposed development is compatible with the desired future character of the area and is of an acceptable siting and scale. The sloping site is the primary reason for the wall height variation.	6.9%	MDAP	17/02/2016
8.2015.174.1	9	Kardinia Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Building height departure is existing and new works are to be carried out above the height standard.	50.9%	MDAP	17/02/2016

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8.2015.174.1	9	Kardinia Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Height of Buildings (additional provisions) - wall height departure is existing and new works are to be carried out to the walls above the height standard.	73.6%	MDAP	17/02/2016
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