

**DEVELOPMENT STANDARD VARIATIONS: 1 APRIL - 30 APRIL 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>
8.2016.30.1	215	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Minor breach of awning only due to sloping site.	10%	Staff Delegation	18/04/2016
8.2016.18.1	12	Coronation Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Minor breach due to replacement of pitched roof with a flat roof.	13.8%	MDAP	20/04/2016
8.2015.223.1	185	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed development maintains a built form which is consistent with the surrounding streetscape. The site slopes and the roof breach the height standard at one point.	8%	MDAP	20/04/2016
8.2015.223.1	185	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The built form characteristics are consistent with the area. The site slopes and the wall height is exceeded as a consequence.	12%	MDAP	20/04/2016

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8.2015.193.1	30	Congewoi Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed development maintains a built form which is consistent with the surrounding streetscape. The proposed development is sympathetic to the amenity of surrounding properties but is on a sloping site. Building complies with overall height standard.	2.7%	MDAP	20/04/2016
8.2016.3.1	19	Muston Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal is a satisfactory design response noting the local topography and desired future character. The site slopes down from the street and results in the height non-compliance.	10.6%	MDAP	20/04/2016
8.2016.3.1	19	Muston Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The upper level addition is flat roofed and this contributes to the wall height non-compliance.	13.9%	MDAP	20/04/2016

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8.2016.18.1	12	Coronation Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Roof changed from gable form to flat with consequent wall height increase. Building still complies with overall building height standard.	14%	MDAP	20/04/2016
8.2016.16.1	42	Medusa Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings - (additional provisions) - wall height	The proposed development maintains a built form which is consistent with the surrounding streetscape. The dwelling has a flat roof with a parapet, exceeding the wall height standard.	5.5%	Staff Delegation	22/04/2016
8.2016.16.1	42	Medusa Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed development maintains a built form which is consistent with the surrounding streetscape. The variation is from having a flat roof with a parapet.	5.5%	Staff Delegation	22/04/2016