

**DEVELOPMENT STANDARD VARIATIONS: 1-30 APRIL 2017**

<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>
8.2017.41.1	21	Mandolong Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor space is located within the existing building footprint and will not result in excessive bulk and scale.	9.6%	Staff Delegation	18/04/2017
8.2017.15.1	115	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The non-compliance is numerically minor and confined to the rear of the building and is of matching form to the adjoining semi-detached dwelling.	8%	MDAP	19/04/2017
8.2016.136.1	226	Spit Road	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings	The variation is contained to the north-western corner of the site, away from neighbouring properties. The proposed variation will not cause any additional significant amenity impacts to neighbouring properties and arises because of the site topography.	8.2%	MDAP	19/04/2017
8.2016.136.1	226	Spit Road	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The variation is contained to the north-western corner of the site, away from neighbouring properties. The proposed variation will not cause any additional significant amenity impacts to neighbouring properties and arises because of the site topography.	13.8%	MDAP	19/04/2017

<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>
8.2016.210.1	20	Bullecourt Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	There are no view or privacy impacts. The neighbour will receive more than 3 hours sunlight between its north and west windows mid-winter. Roof pitch is in line with site slope which is very steep.	25.9%	MDAP	19/04/2017
8.2016.210.1	20	Bullecourt Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The site is steeply sloping and the height matches neighbours. Surrounding trees are retained. The deck wall includes a 4m side setback and is not uniform in appearance.	38.9%	MDAP	19/04/2017
8.2016.225.1	8	McLeod Street	2: Residential - Single new dwelling	MLEP 2012	R3	Height of Buildings	The non-compliance is contained to the south-western corner of the dwelling due to the topography of the land. The proposal will not detrimentally impact neighbouring properties with regard to views or overshadowing.	8.2%	MDAP	19/04/2017
8.2016.225.1	8	McLeod Street	2: Residential - Single new dwelling	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The non-compliance is contained to the south-western corner of the dwelling due to the topography of the land. The proposal will not detrimentally impact neighbouring properties with regards to views or overshadowing.	23.6%	MDAP	19/04/2017
8.2016.195.1	43	Raglan Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	Only the top of the pitched roof exceeds the permitted building height. No view issues arise.	8%	MDAP	19/04/2017

<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>
8.2016.195.1	43	Raglan Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The presence of the wall is reduced through a pergola and balcony. The wall is well separated from adjacent development. There are no unreasonable view, privacy or solar impacts.	16.4%	MDAP	19/04/2017
8.2016.195.1	43	Raglan Street	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The site is sloping and the additional floor area is contained in the building footprint and so does not affect building bulk and scale or site landscaped area.	7.8%	MDAP	19/04/2017
8.2017.52.1	106	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal will have no impact on neighbouring amenity.	6.9%	Staff Delegation	8/05/2017
8.2017.52.1	106	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The additional floor space is mostly located within the existing building footprint and will not impact on neighbouring amenity.	8.3%	Staff Delegation	8/05/2017