

**DEVELOPMENT STANDARD VARIATIONS: 1 - 30 APRIL 2019**

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 dd/mm/yyyy
8.2018.223.1	4	Union Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The development exceeds the building height development standard within the western portion of the site due to its topography and the siting of the existing development. The development will present to the street and neighbouring properties as a two storey dwelling and will not exceed the ridge height of the existing development.	7.29%	MLPP	17-04-19
8.2018.223.1	4	Union Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The development exceeds the wall height development standard on the western elevation due to the topography of the site and the siting of the existing development. The proposal will not result in any adverse impacts on the neighbouring properties or the streetscape with regard to solar access, bulk and scale, privacy or views.	11.25%	MLPP	17-04-19
8.2018.244.1	9	Pearl Bay Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The north-eastern corner of the proposed building exceeds the wall height standard by 12%. The variation does not create any adverse impact on the amenity of the adjoining property. The proposed design meets the planning controls relating to privacy and solar access and view share.	12%	MLPP	17-04-19
8.2018.244.1	9	Pearl Bay Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The proposal does not result in a building with excessive bulk or scale.	10%	MLPP	17-04-19
8.2018.33.1	29	Congewoi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	The building height is consistent with that of the building it replaces.	12.4%	MLPP	17-04-19
8.2018.33.1	29	Congewoi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height variation can be attributed to steep site topography.	24.4%	MLPP	17-04-19
8.2018.33.1	29	Congewoi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The breach in FSR results from the inclusion of the lift well in GFA calculations at each level and is not discernible.	5.2%	MLPP	17-04-19