

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 SEPTEMBER 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 dd/mm/yyyy
8.2016.147.1	53	Ourimbah Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal is for the ground floor level extension of a semi-detached dwelling and includes an additional 7.86m ² which will exceed the maximum allowable FSR by 1m ² or 1.2%. The magnitude of the variation is minor and the resulting built form is compatible with surrounding development.	1.2%	Staff Delegation	16/09/2016
8.2016.45.1	33	Medusa Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The third level in-roof design and a canopy tree reduce building appearance and ameliorate amenity impacts.	17.41%	MDAP	21/09/2016
8.2016.45.1	33	Medusa Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The first floor includes a mix of materials, low windows and a low roof pitching level, reducing perceived wall height. There are no unreasonable impacts to views, solar access, privacy or amenity.	30.56%	MDAP	21/09/2016
8.2016.60.1	11	Quakers Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The wall height non-compliance will not result in adverse streetscape impacts. The proposed section in breach of the wall height standard is minimal, with the majority of the proposal below the 7.2m allowable. As the roof is a skillion form, the wall height does not fully comply on the high side. The proposal satisfies the objectives of the zone and the standard.	3.6%	MDAP	21/09/2016
8.2016.124.1	9	Little Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal includes additional floor space within the basement level which will result in a non-compliance of 14% over the standard.	14%	MDAP	21/09/2016
8.2016.71.1	27	Rangers Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The amended plans retain the existing ground floor front façade and hipped roof form and propose a first floor with similar size, height and form to the adjoining semi-detached dwelling.	18.47%	MDAP	21/09/2016
8.2016.31.1	37	Spofforth Street	10: Mixed	MLEP 2012	B1 Neighbourhood Centre	Height of Buildings	The non-compliant building height will result in an aesthetically cohesive streetscape from Spofforth Street. The non-compliance is partially a result of the slope of the land. The development is consistent with Council's Residential Development Strategy.	22.24%	MDAP	21/09/2016
8.2016.35.1	25	Whiting Beach Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal satisfies the objectives of the R2 Low Density Residential zone, minimises bulk and is compatible with the area regarding roof form. The non-compliance will not result in adverse streetscape impacts.	4.7%	MDAP	21/09/2016
8.2016.35.1	25	Whiting Beach Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The wall height non-compliance will not result in adverse streetscape impacts. The proposal incorporates minimum ceiling heights to reduce non-compliance with the wall height standard. The proposal satisfies the objectives of the zone and standard.	17.36%	MDAP	21/09/2016
8.2016.64.1	14	Bickell Road	7: Residential - Other	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The result is a balance between the irregularly shaped allotment, topography and minimising excavation. The variation applies to dwelling 1 only. A condition of consent requires compliance for proposed dwelling 2.	7.00%, 8.00%	MDAP	21/09/2016

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 SEPTEMBER 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 dd/mm/yyyy
8.2016.98.1	29	Dalton Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings	The dwelling appears as two storeys and is under 8.5m high from the street. The first floor is mostly within the existing roof form. There are no unreasonable view, solar access or privacy impacts. The height departure is a consequence of measuring the height from the lowest (basement) level of the building.	19.06%	MDAP	21/09/2016
8.2016.198.1	29	Dalton Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The first floor northern wall includes an eave below the gabled end reducing wall appearance. The wall will not appear to be greater than 7.2m in height from neighbouring properties. The wall height departure is a consequence of measuring wall height from the lowest level (basement) of the building.	15.50%	MDAP	21/09/2016
8.2016.137.1	79	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The variation is minor and will not impact on the amenity of adjoining properties. The additions are not visible from the streetscape, are predominantly in-roof at the rear of the building and will not detrimentally impact on the landscaped character of the area.	5.20%	Staff Delegation	30/09/2016