

DEVELOPMENT STANDARD VARIATIONS: 1 AUGUST – 31 AUGUST 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
8.2016.112.1	35	Muston Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of buildings	The proposal requests to vary the standard by 0.6m or 7% for the replacement of the rear pergola. The non-compliance is existing.	7%	Staff Delegation	9/08/2016
8.2016.83.1	37A	Spofforth Street	7: Residential - Other	MLEP 2012	B1 Neighbourhood Centre	Floor Space Ratio	The proposal has a floor space ratio of 1.7:1 which exceeds the development standard of 1.3:1 in Clause 4.4 of MLEP 2012 by 143.57 square metres or 32.5%. The works are to a local heritage item and are in keeping with its heritage values.	32.5%	MDAP	17/08/2016
8.2016.83.1	37A	Spofforth Street	7: Residential - Other	MLEP 2012	B1 Neighbourhood Centre	Height of Buildings	The proposal has a building height of 10.33m which exceeds the development standard of 8.5m in Clause 4.3 of MLEP 2012 by	21%	MDAP	17/08/2016

							1.83m or 21%. The works are to a local heritage item and are in keeping with its heritage values.			
8.2016.93.1	7A	Melrose Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposal is of a bulk and scale that is satisfactory in the context of the mixed residential development types in the area. The proposal complies with the building height and wall height development standards.	41.35%	MDAP	17/08/2016
8.2015.201.1	13	Ourimbah Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The variation to the development standard is due to first floor additions at the rear which are in keeping with the scale and bulk of surrounding semi-detached dwellings.	38%	MDAP	17/08/2016
8.2016.74.1	13-27	Spit Road	6: Residential - Seniors Living	MLEP 2012	R3	Height of Buildings	The non-compliance is necessary to include the lift over-run, which is required for the lift to reach all five levels of the	24.8%	MDAP	17/08/2016

							building. The lift is being installed to allow the facility's aged residents to move freely throughout the building. The area of non-compliance is only 0.5m higher than the existing roof.			
8.2016.99.1	9	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The non-compliant building height will not result in adverse visual impacts when viewed from the foreshore, and will not have unreasonable impacts upon the amenity of surrounding properties. It arises from the site sloping down, away from the street frontage.	6.7%	Staff Delegation	25/08/2016