

**DEVELOPMENT STANDARD VARIATIONS: 1 - 31 AUGUST 2020**

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
8.2020.51.1	36	Parriwi Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of buildings (additional provisions) - wall height	The proposal retains the existing building footprint. The existing dwelling does not comply with the wall height development standard. There are no adverse impacts to adjoining properties as a result of the proposal.	4.5%	Staff	5/08/2020
8.2020.57.1	14	Fairfax Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The balcony exceeds the development standard due to the recently excavated basement garage. The proposal will be set back an ample distance from the property boundaries and will not result in any adverse impacts on the streetscape or neighbouring properties with regard to bulk and scale.	6.58%	Staff	11/08/2020
8.2019.121.1	35	Middle Head Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The breach of wall height standard can be attributed to a localised area of existing excavation.	10%	MLPP	19/08/2020
8.2020.18.1	32	Queen Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The existing building with a maximum height of 12.18m exceeds the 8.5m development standard. The proposed attic addition is below the ridge line of the existing building.	25.29%	MLPP	19/08/2020
8.2020.90.1	11	Windward Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	There is no increase to the existing building height.	5.55%	MLPP	19/08/2020
8.2020.901	11	Windward Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	There is no increase to the existing wall height. The proposed variation does not result in any adverse impacts to the streetscape or contribute to any loss of solar access.	25%	MLPP	19/08/2020
8.2020.37.1	8	Ryan Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal does not result in the existing gross floor area increasing. The floor space ratio will remain as existing which is 0.61:1.	21%	MLPP	19/08/2020