

**DEVELOPMENT STANDARD VARIATIONS: 1 DECEMBER - 31 DECEMBER 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
8.2016.188.1	4	Little Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The variation is limited to a small portion at the eastern end of the balcony roof due to the fall of the land. The variation will not impact the amenity of adjoining properties or increase the visual bulk of the dwelling.	4.6%	Staff Delegation	2/12/2016
8.2016.159.1	71	Holt Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal increases the size of the attic space resulting in a floor space ratio of 0.53:1.	6%	Staff Delegation	2/12/2016
8.2016.168.1	33	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The works are to the rear end and the bulk and scale of the proposal, subject to conditions, are compatible with surrounding buildings in Spencer Road.	3.7%	Staff Delegation	9/12/2016
8.2016.120.1	34	Julian Street	1: Residential - Alterations & additions	MLEP 2012	R2	FBL FSBL	The variation pertains to a retaining wall within the FSBL which is associated with the boatshed and landscaping.	No numeric value is applicable	MDAP	21/12/2016
8.2016.187.1	40	Rangers Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The height non-compliance stems from the new traditionally pitched roof which is appropriate to the locality. The proposed new pitched roof form will not obstruct existing views.	14.4%	MDAP	21/12/2016
8.2016.187.1	40	Rangers Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	Consent conditions achieve a reduced wall height from 13.1% departure to 5%. The building will be in keeping with the adjoining two storey development.	5%	MDAP	21/12/2016
8.2016.184.1	38	Clanalpine Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal includes additional floor space in the roof space of the dwelling. The new works add to the existing non-compliance but are only discernible as two new small dormers.	36%	MDAP	21/12/2016
8.2016.140.1	11	Burrawong Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The departure relates to a 4 square metre bathroom addition. The development meets the objectives of the development standard and zone.	2.9%	MDAP	21/12/2016
8.2016.140.1	11	Burrawong Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Building Height	The dwelling is on steeply sloping land and the bathroom addition is at the rear upper level of the dwelling. The roof form is integrated with the existing.	23.9%	MDAP	21/12/2016
8.2016.140.1	11	Burrawong Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	The dwelling is on steeply sloping land and the bathroom addition is at the rear upper level of the dwelling. The wall height is integrated with the wall height of the dwelling.	27.8%	MDAP	21/12/2016
8.2016.109.1	2/744	Military Road	10: Mixed	MLEP 2012	R3	Height of Buildings	The proposed variation stems from the traditional pitched roof form. It will not detrimentally impact the heritage values of the site or the area and will not have a detrimental impact on the amenity of surrounding properties.	18.3%	MDAP	21/12/2016

**DEVELOPMENT STANDARD VARIATIONS: 1 DECEMBER - 31 DECEMBER 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
8.2016.144.1	39B	Parriwi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	The building height has been minimised with reasonable structural depths and floor to ceiling heights. The required retention of Tree 1 has limited the dwelling position on site and limited opportunities for excavation, resulting in increased building height. The topography is unusual and includes a gully. The proposal complies with numeric landscape and floor space ratio requirements.	51.18%	MDAP	21/12/2016
8.2016.144.1	39B	Parriwi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The building is a flat roof design. The wall height has been minimised with reasonable structural depths and floor to ceiling heights. The required retention of Tree 1 has limited the dwelling position on site and limited opportunities for excavation, resulting in increased wall height. The topography is unusual and includes a gully. The proposal complies with numeric landscape and floor space ratio requirements.	78.47%	MDAP	21/12/2016
8.2016.178.1	1A	Hopetoun Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	The building has parapet walls, so building and wall height are the same. The building is similar to the adjoining development and does not impact on neighbour sun or privacy. The building does not reduce views.	38.8%	MDAP	21/12/2016
8.2016.178.1	1A	Hopetoun Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The building has parapet walls, so building and wall height are the same. The building is similar to the adjoining development and does not impact on neighbour sun or privacy. The building does not reduce views.	63.9%	MDAP	21/12/2016
8.2016.178.1	1A	Hopetoun Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The existing basement exceeds permitted floor space ratio. The basement is existing, below ground level and does not impact the street or neighbouring properties.	37.1%	MDAP	21/12/2016