

DEVELOPMENT STANDARD VARIATIONS: 1 – 31 JULY 2017

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
8.2017.77.1	21	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed front façade works are beneath the existing roof eaves and have no further impact on the street or neighbours.	16.5%	MDAP	19/07/2017
8.2017.77.1	21	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed front façade works are beneath the existing roof eaves and have no further impact on the street or neighbours.	16.7%	MDAP	19/07/2017
8.2017.57.1	19	Shellbank Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed variation relates to the replacement of an existing pergola over a balcony with a new operable pergola. The overall height of the dwelling remains unchanged.	34.3%	MDAP	20/07/2017
8.2017.57.1	19	Shellbank Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor space proposed is minimal and for the purpose of a lift to provide easier access from street level to the dwelling itself. The bulk and scale of the dwelling remains unchanged.	9.6%	MDAP	20/07/2017
8.2017.57.1	19	Shellbank Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height variation is existing and the proposal does not seek to increase the wall height or overall height of the garage.	25%	MDAP	20/07/2017
8.2017.56.1	46	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The addition matches the adjoining semi-detached dwelling and the roof form helps blend it into the streetscape and heritage conservation area.	52.6%	MDAP	20/07/2017

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8.2017.71.1	15	Amaroo Crescent	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed lift exceeds the height standard by 2.5m. The non-compliance necessary to fit the lift to the existing building which is non-compliant in height but unchanged.	29.4%	MDAP	19/07/2017
8.2017.71.1	15	Amaroo Crescent	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed lift exceeds the wall height standard by 3.8m. The non-compliance is necessary to fit the lift to the building which has non-complying wall height, but which is unchanged.	52.7%	MDAP	19/07/2017
8.2017.83.1	12	Botanic Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The site is sloping. The proposal complies with the height of buildings and floor space ratio development standards, and will not have adverse impacts upon privacy, overshadowing, landscaping, or the public domain.	16.11%	MDAP	19/07/2017
8.2017.44.1	23	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed Skylight within the existing roof form is above the height standard.	17.6%	MDAP	19/07/2017
8.2017.55.1	5	Warringah Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal will maintain the existing building's maximum building height of 9m.	5.8%	MDAP	19/07/2017
8.2017.55.1	5	Warringah Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal will maintain the existing building's maximum wall height of 8.7m.	20.8%	MDAP	19/07/2017

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8.2016.234.1	22	Bradleys Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	This is a minor variation due to the sloping site.	6.25%	MDAP	19/07/2017
8.2016.10.1	11	Wyong Road	2: Residential - Single new dwelling	MLEP 2012	R2	Building Height & Wall Height	The site is set below the level of the street and is also sloping.	14.7% (building) 22% (wall)	MDAP	19/07/2017
8.2017.54.1	20	Wudgong Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor space is at the first floor level and does not reduce existing setbacks of the dwelling. The proposal complies with building height, wall height and landscaped area and will not detrimentally impact the amenity of neighbouring properties.	22.2%	MDAP	19/07/2017