

DEVELOPMENT STANDARD VARIATIONS: 1-31 JULY

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
8.2018.249.1	1	Cobbittee Lane	2: Residential - Single new dwelling	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The variation to the wall height standard is attributed to site topography.	9%	MLPP	17/07/2019
8.2019.17.1	5	Amaroo Crescent	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	A minor increase in height is required to enable the garage to achieve compliant internal floor to ceiling height. The increase will not result in any impact on views or neighbour amenity.	11.41%	MLPP	17/07/2019
8.2018.224.1	7	Alexander Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	As conditioned, the wall height of the proposed development will be reduced to from 12.8% to 6.11% exceedance of the standard. At the reduced height, the proposed development will be of a bulk and scale which is appropriate to the context of the site. It will enable view sharing and will not result in adverse visual impacts on neighbouring properties.	6.11%	MLPP	17/07/2019
8.2019.17.1	5	Amaroo Crescent	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The eastern wall does not exceed the 8.5m overall building height development standard, it will be set back an ample distance from the property boundary and will not result in any adverse visual or amenity impacts on neighbouring properties. As conditioned, the new areas of wall on the southern elevation will be set back to comply with the minimum side setback requirements, or reduced in height to be at or near the existing wall height. The proposal as conditioned will result in minimal impact on the neighbouring properties and will not result in any adverse impacts on the streetscape.	25.55%	MLPP	17/07/2019
8.2019.31.1	40	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal will maintain a height which is consistent with the height of the existing dwelling which will remain substantially unchanged when viewed from the street. The proposal exceeds the building height development standard in order to present a uniform roof form which will preserve and enhance the dwelling's original character and its contribution to the significance and fabric of the conservation area.	9.29%	MLPP	17/07/2019
8.2019.54.1	16	Harnett Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	Variation to building height is acceptable as the breach is a result of the replacement of the balustrades above the height standard and there are no adverse amenity impacts.	15.76%	MLPP	17/07/2019

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8.2019.64.1	4/18	Parwi Road	1: Residential - Alterations & additions	MLEP 2012	R2	FSR	No impacts on surrounding properties, minimal increase, occupies existing building footprint, complements existing dwelling.	1.7%	MLPP	17/07/2019
8.2019.64.1	4/18	Parwi Road	1: Residential - Alterations & additions	MLEP 2012	R2	Building Height	No impacts on surrounding properties, occupies existing building footprint, complements existing dwelling, compliant setback from side boundary.	15.76%	MLPP	17/07/2019
8.2019.64.1	4/18	Parwi Road	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	No impacts on surrounding properties, occupies existing building footprint, complements existing dwelling, compliant setback from side boundary.	32.5%	MLPP	17/07/2019
8.2019.57.1	8	Pearl Bay Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposed variation to the FSR is considered to be acceptable as the proposal will not result in any adverse amenity impacts on adjoining properties. The non-compliance is minor being 0.8m2.	0.17%	Staff	29/07/2019