

DEVELOPMENT STANDARD VARIATIONS: 1 MARCH - 31 MARCH 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 |
|-----------------------------|---------------|-------------------|--|-----------------------------------|----------------|---|---|---------------------|----------------------|-------------------------------|
| 8.2015.209.1 | 34 | Julian Street | 1: Residential - Alterations & additions | MLEP 2012 | R2 | Height of Buildings | The existing building exceeds the height standard. Whilst the new works are of lesser heights, the development standard continues to be exceeded. | 16.4% | MDAP | 16/03/2016 |
| 8.2015.209.1 | 34 | Julian Street | 1: Residential - Alterations & additions | MLEP 2012 | R2 | Height of Buildings (additional provisions) - wall height | The existing height of buildings (additional provisions) - wall height exceeds the height standard. Whilst the new works are of lesser heights, the development standard continues to be exceeded. | 16.4% | MDAP | 16/03/2016 |
| 8.2015.187.1 | 27 | Park Avenue | 1: Residential - Alterations & additions | MLEP 2012 | R3 | Height of Buildings (additional provisions) - wall height | The non-compliance is limited to lift shaft which is external to the existing building. | 18% | MDAP | 16/03/2016 |
| 8.2015.188.1 | 21 | Clanalpine Street | 1: Residential - Alterations & additions | MLEP 2012 | R2 | Height of Buildings (additional provisions) - wall height | The non-compliance results from utilising an existing undercroft of the building. The proposal satisfies the objectives of the development standard and the R2 Low Density Residential zone and does not result in adverse visual or overshadowing impacts. | 8.33% | MDAP | 16/03/2016 |
| 8.2015.162.1 | 7 | Ellamatta Avenue | 1: Residential - Alterations & additions | MLEP 2012 | R2 | Height of Buildings | The works are within the roof space which is in part above the height standard. The proposed dormers have been deleted via conditions of consent. | 12.4% | MDAP | 16/03/2016 |
| 8.2015.208.1 | 19 | David Street | 1: Residential - Alterations & additions | MLEP 2012 | R2 | Height of Buildings | The height departure results from the new gable roof form of the dwelling. The proposal will have acceptable impacts on the surrounding built environment, including views, privacy and overshadowing. The dwelling will be in keeping with the area and the existing dwelling house character, and proposes increased landscaping on the site. | 20% | MDAP | 16/03/2016 |
| 8.2015.213.1 | 20 | Plunkett Road | 2: Residential - Single new dwelling | MLEP 2012 | R2 | Height of Buildings (additional provisions) - wall height | The proposed development is compatible with the desired future character of the area and is of an acceptable siting and scale. The development is a flat roofed design on a sloping site. | 5% | Staff Delegation | 29/03/2016 |
| 8.2015.213.1 | 20 | Plunkett Road | 2: Residential - Single new dwelling | MLEP 2012 | R2 | Floor Space Ratio | The built form characteristics are consistent with the area. Sufficient landscaping is provided on the site. The development is on a sloping site and the floor space does not result in adverse amenity / streetscape outcomes. | 7% | Staff Delegation | 29/03/2016 |