

DEVELOPMENT STANDARD VARIATIONS: 1 - 31 MARCH 2019

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
8.2018.239.1	61	Shadforth Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposed development will be contained within the existing building envelope and will not alter the existing built form.	4.2%	Staff Delegation	8/3/2019
8.2019.3.1	65	Clanalpine Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal complies with the wall height and height of buildings development standards; the area of the site is small making compliance with the FSR development standard difficult to achieve; and there are no adverse amenity impacts.	9.3%	Staff Delegation	15/3/2019
8.2018.196.1	18	Julian Street	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height departure is restricted to a minor portion of the building, and is attributed to site topography.	18.1%	MLPP	20/03/2019
8.2018.196.1	18	Julian Street	2: Residential - Single new dwelling	MLEP 2012	R2	Foreshore Building Line (FSBL)	The proposal will not impact on natural foreshore processes or affect the significance and amenity of the area.	- Non-numeric standard	MLPP	20/03/2019
8.2018.216.1	58	Moruben Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The building height non-compliance occurs over a previously excavated area of the site relating to the basement.	26.4%	MLPP	20/03/2019
8.2018.216.1	58	Moruben Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height non-compliance occurs in a localised area (south-east) as a result of previously excavated levels for the basement.	13.7%	MLPP	20/03/2019
8.2018.216.1	58	Moruben Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The floor area departure is attributed to the basement.	5.5%	MLPP	20/03/2019

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8.2018.163.1	30	Esther Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The wall height non-compliance can be attributed to site topography.	4.2%	MLPP	20/03/2019
8.2018.161.1	93	Rangers Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposal complies with the height of buildings and wall height development standards. The site is small in area and compliance is difficult to achieve.	7.9%	MLPP	20/03/2019
8.2018.215.1	42	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal exceeds the development standard due to the pitched roof design. Under Section 4.2 of MRDCP 2012, Council may consider a pitched roof form which extends beyond the maximum height development standard where the roof form is found to be an important local character element.	24.7%	MLPP	20/03/2019
8.2018.215.1	42	Almora Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal comprises a minor non-compliance with the wall height development standard within the south-eastern corner of the development due to the established levels of the existing dwelling. The area of non-compliance will be set back an ample distance from the northern boundary and will not be highly visible from the streetscape.	2.84%	MLPP	20/03/2019