

DEVELOPMENT STANDARD VARIATIONS: 1 – 31 MAY 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 dd/mm/yyyy
8.2017.52.1	106	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal will have no impact on neighbouring amenity and is sited on land that slopes to the rear.	6.9%	Staff Delegation	8/05/2017
8.2017.52.1	106	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The additional floor space is mostly located within the existing building footprint of a semi-detached dwelling and will not impact on neighbouring amenity.	8.3%	Staff Delegation	8/05/2017
8.2017.23.1	26/1-3	Brady Street (Bridgepoint)	9: Commercial / retail / office	MLEP 2012	B2	Height of Buildings	The clock tower will maintain the existing overall height; however it will be slightly wider. The proposal is unlikely to result in adverse impacts upon views, shadowing, or privacy, and will have a positive visual impact on the streetscape.	6.67%	Staff Delegation	22/05/2017
8.2016.192.1	12	Beauty Point Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The site slopes and the additional building height does not unreasonably impact public views or neighbour views, sun or privacy.	17.1%	MDAP	17/05/2017
8.2016.192.1	12	Beauty Point Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The site slopes and the additional wall height does not unreasonably impact public views or neighbouring views, sun or privacy.	26%	MDAP	17/05/2017
8.2016.192.1	12	Beauty Point Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The additional floor area does not unreasonably impact public views or neighbouring views, sun or privacy.	35.2%	MDAP	17/05/2017

8.2016.233.1	12	Sirius Cove Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The non-compliance is existing and due to the topography of the site.	23.5%	MDAP	17/05/2017
8.2016.233.1	12	Sirius Cove Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The non-compliance is existing and necessary due to the topography of the site.	18.2%	MDAP	17/05/2017
8.2017.35.1	11	Kiora Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The variation to the wall height standard is existing and the proposed additions to the dwelling are minor in nature. The overall height of the building remains unchanged.	16.6%	MDAP	17/05/2017
8.2017.13.1	7	Kardinia Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed new works are contained within the roof space of the existing dwelling. There is no change to the building footprint nor to the existing ridge height.	47%	MDAP	17/05/2017
8.2017.8.1	8A	Cyprian Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal is contained within the existing building footprint and the variation is contained to a small section of the first floor. The majority of the dwelling complies with the development standard.	6.7%	MDAP	17/05/2017
8.2017.8.1	8A	Cyprian Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal is contained within the existing building footprint and the variation is contained to a small section of the first floor and is required to extend the existing stairs upwards to access the first floor. The majority of the dwelling complies with the development standard.	20.4%	MDAP	17/05/2017

8.2017.51.1	28A	Awaba Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal exceeds the wall height standard by 0.8m. The non-compliance is existing and will not have an adverse impact on the streetscape or adjoining properties.	11%	MDAP	17/05/2017
8.2017.5.1	12	Union Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The variation to the development standard is acceptable as it will improve the internal amenity of the dwelling whilst not detrimentally impacting on the amenity of neighbouring properties with regards to overshadowing or views.	19%	MDAP	17/05/2017