

DEVELOPMENT STANDARD VARIATIONS: 1 - 31 MAY 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
8.2019.15.1	87	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The bulk and scale of the proposed development is compatible with the adjoining two storey semi-detached dwelling.	9.34%	Staff Delegation	13-05-19
8.2018.218.1	20	Edwards Bay Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The development standard is exceeded due to the sloping ground level within the south-eastern corner of the site. The non-compliance will not result in any adverse impacts on streetscape or neighbouring properties.	4.11%	MLPP	15-05-19
8.2018.218.1	20	Edwards Bay Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The development standard is exceeded due to the sloping ground level within the south-eastern corner of the site. The area of wall height non-compliance will be set back an ample distance from the street and neighbouring property, and will not result in any adverse impacts on with regard to bulk and scale.	22.91%	MLPP	15-05-19
8.2018.250.1	31	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The departure from the building height standard can be attributed to a localised drop in site topography.	24.8%	MLPP	15-05-19
8.2018.250.1	31	Iluka Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The departure from the wall height standard can be attributed to a localised drop in site topography.	45.1%	MLPP	15-05-19
8.2018.252.1	11	Silex Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The exceedance of the wall height standard occurs on the eastern elevation due to the topography of the site. The proposal will not result in any adverse impacts on neighbouring properties or the streetscape.	8.33%	MLPP	15-05-19
8.2019.6.1	36	Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	As conditioned the exceedance of the FSR development standard will be reduced to 13%. The proposal complies with the maximum building height and wall height development standards, the minimum side setback requirements, and maintains a rear building alignment which is compatible with the established pattern of development. The built form and scale will be compatible with that of existing developments in the vicinity of the site.	21.38%	MLPP	15-05-19
8.2018.253.1	67-69	Wyong Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The variation to the wall height standard reflects the topography of the site.	15.8%	MLPP	15-05-19
8.2019.2.1	26	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal maintains the existing maximum building height.	25.9%	MLPP	15-05-19

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8.2019.2.1	26	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The wall height breach is restricted to a small section of the southern elevation.	35.3%	MLPP	15-05-19
8.2018.240.1	8	Hunter Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Additional GFA is proposed within the existing building footprint, with no adverse impacts on residential amenity.	16.2%	MLPP	16-05-19
8.2018.219.1	30	Burrawong Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The maximum wall height of 7.69m occurs on the northern façade where there is a clerestory window proposed. This has no impacts on neighbour amenity or the streetscape and is therefore considered acceptable. A non-compliance also occurs on the southern elevation towards the eastern part of the dwelling where the maximum wall height is 7.52m. The development complies with the height of buildings development standard; provides greater than required side setbacks; and complies with the floor space ratio development standard.	6.8%	Staff Delegation	17-05-19