

DEVELOPMENT STANDARD VARIATIONS: 1 OCTOBER – 31 OCTOBER 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
8.2016.117.1	30	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Height non-compliance is existing but the extent of non-compliance is reduced by replacement of the pitched roof with a flat roof.	3% & 8.2%	MDAP	19/10/16
8.2016.117.1	30	The Grove	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	Wall height non-compliance is existing for part of the building. The new works include a flat roof design which includes parapets and which results in continuing and new non-compliance but with no adverse impacts.	5.8%	MDAP	19/10/16
8.2016.122.1	97	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The third level is a part in-roof design and does not result in adverse building height.	17.6%	MDAP	19/10/16

8.2016.122.1	97	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	Consent conditions require that the building form be reduced and stepped. Additional floor space is largely derived from the basement conversion to habitable space.	37.3%	MDAP	19/10/16
8.2016.111.1	69	Ourimbah Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed first floor addition will have a wall height of 7.72m. Non-compliance is necessary due to the topography of the site.	7.2%	MDAP	19/10/16
8.2016.111.1	69	Ourimbah Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal will increase the floor space ratio to 58:1, 16% over the development standard of 0.5:1. The proposed additional floor space is located within the existing building footprint and will have a negligible impact on the streetscape.	16%	MDAP	19/10/16

8.2016.114.1	52A	Parriwi Road	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The proposal achieves the objectives of the zone and will not result in adverse impacts on privacy, views, overshadowing and streetscape. The proposal will appear as a two-storey detached dwelling house which is of compatible bulk and scale within the urban surrounds.	48.48%	MDAP	19/10/16
8.2016.131.1	16	Boyle Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal is for an external lift to service the dwelling which is low-set from street level. The building height variation is in line with the existing height of the dwelling on site and will not increase the overall height of the dwelling. The proposal will not result in any adverse streetscape impacts and satisfies the	15.6%	MDAP	19/10/16

							objectives of the zone and the standard.			
8.2016.131.1	16	Boyle Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The proposal is for an external lift to service the dwelling which is low-set from street level. The wall height variation is in line with the existing height of the dwelling on site and will not increase the overall height of the dwelling. The proposal will not result in any adverse streetscape impacts and satisfies the objectives of the zone and the standard.	36.5%	MDAP	19/10/16
8.2016.131.1	16	Boyle Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposal will result in an increase in gross floor area of 8.4 square metres to what currently exists on site and will not result in a	21%	MDAP	19/10/16

							reduction in landscaped area or additional visual bulk. The proposal satisfies the objectives of the zone and the standard.			
8.2016.132.1	78	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The works are within the existing, approved building footprint/envelope. The above ground pool screens the additional floor area and three storeys. There are no discernible impacts.	46.6%	MDAP	19/10/16
8.2016.143.1	20	Kiora Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The additional floor area is from the conversion of existing construction void into floor space and does not result in any changes to the height, form or scale of the dwelling.	6.6%	Staff Delegation	24/10/16
8.2015.214.1	2B	Mosman Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposal is for the conversion of a single garage into a family room. No change in height, scale or building bulk results.	7%	Staff Delegation	27/10/16