

DEVELOPMENT STANDARD VARIATIONS: 1 - 31 OCTOBER 2018

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
8.2018.111.1	60	Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The enclosure of the existing verandah utilises the existing roof form and proposes no additional bulk.	2.8%	Staff Delegation	10/10/2018
8.2018.113.1	94	Ourimbah Road	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	Height of buildings (additional provisions) - wall height	The wall height variation is a function of sloping site topography, situated within the gable roof area of the proposal.	9.7%	Staff Delegation	17/10/2018
8.2018.98.1	12	Delecta Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The breach in building height is attributed to the lift over-run in the north-west corner of the building.	12.9%	MLPP	17/10/2018
8.2018.98.1	12	Delecta Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	The breach in wall height is attributed to the lift over-run in the north -west corner of the building.	33.3%	MLPP	17/10/2018
8.2018.98.1	12	Delecta Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The breach in FSR is attributed to the surplus area of the two existing double garages located at street level.	5.2%	MLPP	17/10/2018
8.2018.41.1	16	Burran Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of buildings (additional provisions) - wall height	Wall height compliance would not involve an improvement to views or solar access of neighbouring properties, or discernible change to the height and form of the building.	12.5%	MLPP	17/10/2018
8.2018.41.1	16	Burran Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Floor Space Ratio	The bulk and scale of the proposal is compatible with the existing and desired character of dwelling houses in the locality.	2.1%	MLPP	17/10/2018
8.2018.41.1	16	Burran Avenue	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.	N/A	MLPP	17/10/2018
8.2018.103.1	2/21	Musgrave Street	1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The proposed enclosure of the ground floor rear courtyard will provide for a better use of the site, with an improved amenity outcome.	123.7%	MLPP	17/10/2018
8.2018.107.1	96	Glover Street	1: Residential - Alterations & additions	MLEP 2012	R3	Building Height	Superior planning outcome, no detrimental effects on neighbours, meets the desired future character of the area, meets heritage objectives, unreasonable and unnecessary to comply with numerical standard in the circumstances of the case.	4%	MLPP	17/10/2018

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8.2018.84.1	56	Cabramatta Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The extent of the non-compliance is attributed to the existing lower ground floor area which does not contribute to the perceived building bulk. The variation will not result in any adverse impacts on neighbouring properties, the streetscape or the Heritage Conservation Area with regard to bulk, scale, solar access, views, or amenity	27.3%	MLPP	17/10/2018
8.2018.174.1	22	Gordon Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	A reduction from the existing gross floor area is achieved.	1.7%	Staff Delegation	31/10/2018