

DEVELOPMENT STANDARD VARIATIONS: 1 -31 OCTOBER 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
8.2019.96.1	111	Middle Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The variation is acceptable as it relates to the extension of the roof eave. There will be no adverse amenity impact.	9.4%	MLPP	16/10/2019
8.2019.99.1	7	Elfrida Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposed variation is acceptable as it relates to converting a current non-habitable sub-floor area into a habitable area. The proposed development will not have any adverse amenity impacts.	14.85%	MLPP	16/10/2019
8.2019.89.1	175	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal results in a reduction of 4m ² GFA which decreases the existing non-compliant FSR by 2%.	62%	MLPP	16/10/2019
8.2019.95.1	91	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The height will be compatible with neighbouring properties, and the prevailing pitched roof form of buildings in the locality. The area of the development which exceeds the development standard will not be visually dominant, and will not have unreasonable impacts on views.	15.17%	MLPP	16/10/2019
8.2019.95.1	91	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The development will be compatible with the scale of neighbouring properties and will primarily present as a two storey dwelling. The part of the development which exceeds the development standard will not be visible from the street, and will not result in unreasonable or adverse impacts on the streetscape or neighbouring properties with regard to bulk, scale or views.	20.55%	MLPP	16/10/2019