

DEVELOPMENT STANDARD VARIATIONS: 1 - 31 OCTOBER 2020

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
8.2020.54.1	22	Wolger Road	1: Residential - Alterations & additions	MLEP2012	R2	Floor Space Ratio	The non-compliance is supported subject to conditions which improve spatial separation.	28%	MLPP	16/09/2020
8.2020.75.1	10	Delecta Avenue	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings	The works are being undertaken to an already numerically non-compliant building, the design is in keeping with the existing dwelling and is not out of character with surrounds, no loss of views or other amenity costs are involved, and non-compliance is due to topography of the site.	12%	MLPP	21/10/2020
8.2020.75.1	10	Delecta Avenue	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings (additional provisions) - wall height	The works are being undertaken to an already numerically non-compliant building, the design is in keeping with the existing dwelling and is not out of character with surrounds, no loss of views or other amenity costs are involved, and non-compliance is due to topography of the site.	11.5%	MLPP	21/10/2020
8.2020.95.1	22	Congewoi Road	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings (additional provisions) - wall height	The proposed alterations and additions result in a maximum wall height of 7.85m. This is an exceedance of 0.65m. The portion of wall that exceeds the wall height standard relates to a small triangular area on the North Elevation. The non-compliance varies from 0 to 0.65m over a length of 3.08m and covers an area of 1.01m ² . The variation is minor and results in no unreasonable impacts in terms of privacy, overshadowing or view loss.	9%	MLPP	21/10/2088
8.2020.74.1	78	Bay Street	2: Residential - Single new dwelling	MLEP2012	R2	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography and localised excavation associated with existing buildings on the site.	6.4%	MLPP	21/10/2020
8.2020.59.1	33	Middle Head Road	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings	The proposal is contained at or below the height of the existing building and does not impact on the amenity of neighbouring properties.	4.7%	MLPP	21/10/2020
8.2020.59.1	33	Middle Head Road	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings (additional provisions) - wall height	The primary distribution is limited to the lower levels and the uppermost (the subject of the request for variation) is limited to small extensions to the master bedroom ensuite area with an increased setback from the side boundary.	23.6%	MLPP	21/10/2020
8.2020.96.1	37	Carrington Avenue	1: Residential - Alterations & additions	MLEP2012	R2	Floor Space Ratio	The variation to the floor space ratio is supported as the proposal will not result in any adverse impacts to the streetscape. The proposed lift results in a minor increase to the gross floor area of the dwelling house but will allow access to all levels of the dwelling house.	11.4%	MLPP	21/10/2020
8.2020.74.1	78	Bay Street	2: Residential - Single new dwelling	MLEP2012	R2	Height of Buildings (additional provisions) - wall height	Variation is attributed to site topography and localised excavation associated with existing buildings on the site.	6.4%	MLPP	21/10/2020

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8.2020.59.1	33	Middle Head Road	1: Residential - Alterations & additions	MLEP2012	R2	Height of Buildings	The proposal is contained at or below the height of the existing building and does not impact on the amenity of neighbouring properties.	4.7%	MLPP	21/10/2020