

DEVELOPMENT STANDARD VARIATIONS: 1 NOVEMBER - 30 NOVEMBER 2016

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
1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposal includes works over the maximum height of 8.5m. The non-compliance is existing with a reduction in building height of 0.2m achieved by this proposal.	22.3%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal includes works over the wall height of 7.2m but achieves a reduction in wall height from 10.6m to 10.4m due to changes at the rear of the building.	44.4%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal will achieve a reduction in floor space with the replacement of the front study with an outdoor terrace. The existing dwelling exceeds the FSR standard. The proposal continues to exceed the standard but to a lesser extent.	18%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposed variation is contained to the rear of the site and will not detrimentally impact the heritage values of the property or the amenity of adjoining properties.	28.5%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The roof rises to and does not rise above the existing ridgeline, is partly obscured by other roof and an alternate design may detract from the heritage setting.	31.8%	MDAP	16/11/2016
2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	The proposal responds to the steep topography and is consistent with the character of the locality.	11.8%	MDAP	16/11/2016
2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposal is a flat roofed design, responds to steep topography and is consistent with the character of the locality.	32%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The site is steeply sloping, approved first floor is set-in from the sides of the lower floors and the floor appears secondary to the lower floors.	15.8%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The new floor space is contained generally within the existing building envelope and is not discernible from the public domain.	24.2%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The proposal will exceed the building height standard by 0.5m (5.8%) due to the sloping site.	5.8%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) -	The proposal will exceed the wall height standard by 0.3m (4.1%) due to the sloping site.	4.1%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R3	Floor Space Ratio	The application proposes to enclose a narrow void between the pair of semis, thus preventing damp issues and not discernibly increasing building bulk or scale.	12.4%	MDAP	16/11/2016
1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	A small section of the proposed pitched roof of the first floor addition deviates from the development standard by 0.6m. The proposal will not result in adverse impacts.	7%	Staff Delegation	25/11/2016