

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 SEPTEMBER 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
8.2018.61.1	65	Avenue Road	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings	The height of buildings non-compliance arises by conforming the new section of roof with the existing roof form and pitch	12.7%	MLPP	19/09/2018
8.2018.76.1	17	Whiting Beach Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The non-compliance is limited to the north western corner where the land slopes away, with the majority of the dwelling achieving compliance.	10.4%	MLPP	19/09/2018
8.2018.29.1	20	Musgrave Street	4: Residential - New multi-unit < 20 dwellings	MLEP 2012	R3	Height of Buildings	The proposed balcony additions where the departure from the building height occurs will not have an unreasonable amenity impact on neighbouring properties.	53.8%	MLPP	19/09/2018
8.2018.29.1	20	Musgrave Street	4: Residential - New multi-unit < 20 dwellings	MLEP 2012	R3	Floor Space Ratio	The additional gross floor area resulting from in-fill works are contained within the existing building envelope.	137.7%	MLPP	19/09/2018
8.2018.106.1	34	Raglan Street	1: Residential - Alterations & additions	MLEP 2012	R3	Height of Buildings (additional provisions) - wall height	The variation to the wall height will not result in any adverse impacts on adjoining properties. The proposal remains compliant with the building height.	12.5%	MLPP	19/09/2018
8.2018.79.1	2	Rosherville Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The proposed building height is consistent with the existing building height of 10.8m which exceeds the development standard.	27%	MLPP	19/09/2018
8.2018.79.1	2	Rosherville Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	The proposed lift overrun with a wall height of 8.6m exceeds the development standard by 1.4m. The lift is located at the centre of the dwelling house and has minor changes to the bulk and the scale of the existing building.	19%	MLPP	19/09/2018

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8.2018.79.1	2	Rosherville Road	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The existing dwelling house with a FSR of 0.56:1 exceeds the development standard. Majority of the additional FSR for the construction of the tunnel is located below the ground level and does not change the bulk and scale of the existing building.	19%	MLPP	19/09/2018
8.2018.79.1	2	Rosherville Road	1: Residential - Alterations & additions	MLEP 2012	R2	Foreshore Building Line (FSBL)	The proposed awning structures and access tunnel are located within the foreshore building line area. The footprints of the existing dwelling house and the swimming pool are located within the FBL area and the proposed awning structures are attached to the facade of the dwelling house. The tunnel is located below the ground level and not visible from the foreshores. The proposed works within the FBL have minor visual impacts on the foreshore.		MLPP	19/09/2018
8.2018.64.1	15	Kiora Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	FSR	No impacts on surrounding properties, minimal increase, occupies existing building footprint, complements existing dwelling	16%	MLPP	19/09/2018
8.2016.64.1	15	Kiora Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Building Height	No impacts on surrounding properties, occupies existing building footprint, complements existing dwelling, compliant setback from side boundary	48%	MLPP	19/09/2018
8.2016.64.1	15	Kiora Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Wall Height	No impacts on surrounding properties, occupies existing building footprint, complements existing dwelling, compliant setback from side boundary	56.25%	MLPP	19/09/2018