

**DEVELOPMENT STANDARD VARIATIONS: 1 JULY - 30 SEPTEMBER 2024**

Council DA reference number	Street	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Pre-existing variation Y/N	Determining body	Date DA determined dd/mm/yyyy
8.2023.239.1	26 Lennox Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A Height of Buildings (Additional Provisions) - wall height	Existing building is in breach of standard, the extent of variation is not increased, there are no adverse impacts	2.96%	Y	Staff	16/07/2024
8.2024.89.1	22 Morella Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Variation will not result in any adverse amenity or visual impacts.	9.08%	Y	MLPP	17/07/2024
					4.3A Height of Buildings (Additional Provisions) - wall height		10.99%	Y		
					4.4 Floor Space Ratio		12.83%	N		
8.2024.103.1	7 Ryan Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Variation is attributed to site topography, there are no adverse impacts. The majority of the dwelling house complies with the height of buildings development standard.	12.58%	N	MLPP	21/08/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts. The majority of the proposal complies with the wall height development standard.	22.50%	N		
8.2024.105.1	11A Little Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Existing building is in breach of standard, the extent of variation is not increased, there are no adverse impacts	13.05%	Y	MLPP	21/08/2024
8.2024.90.1	17 Warringah Road	1: Residential - Alterations & additions	MLEP 2012	R3	4.4 Floor Space Ratio	N/A	N/A		MLPP	21/08/2024
					4.3 Height of Buildings	Council supports applicant's request for contravention as existing building height and roof form will be maintained, and no additional adverse impact is expected.	10.60%	Y		

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8.2023.305.1	30 Plunkett Street	2: Residential - Single new dwelling	MLEP 2012	C4	4.3 Height of Buildings	Variation is attributed to site topography and previous excavation, there are no adverse impacts.	3.65%	N	MLPP	21/08/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	Variation is attributed to site topography, there are no adverse impacts.	10.28%			
8.2024.49.1	74 Prince Albert Street	1: Residential - Alterations & additions	MLEP 2012	R2	4.3 Height of Buildings	The addition lift in the centre of the building exceeds the building height standard.	3.00%	N	MLPP	21/08/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	The addition lift in the centre of the building exceeds the wall height standard.	20%			
8.2024.64.1	24 Calypso Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A Height of Buildings (Additional Provisions) - wall height	The majority of the proposal is within the height standard and minor non-compliance is due to site topography and compliance with the development standard will not lead to a better design outcome.	1.08%	N	MLPP	21/08/2024
8.2024.78.1	4A Elfrida Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	The proposed height is lower than the existing ridge level. Site levels and the neighbouring property is high set compared to 4A Elfrida St. Satisfies objectives of the zone.	12.36%	Y	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	Setting, orientation and topography of the site. Also satisfies objectives of the zone.	27.2%	N		
8.2024.81.1	11 Plunkett Road	2: Residential - Single new dwelling	MLEP 2012	C4	4.3 Height of Buildings	Minor non-compliance, no major impacts, satisfies objectives for the development standard.	4.7%	N	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	Meets the objectives of the development standard and will not result in unreasonable bulk and scale for the dwelling house.	18%	N		
8.2023.157.1	15 Medusa Street	2: Residential - Single new dwelling	MLEP 2012	R2	4.4 Floor Space Ratio	Variation is attributed to previous excavation, there are no adverse impacts.	16%	N	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	Variation is attributed to site topography and previous excavation, there are no adverse impacts	11.25%	N		

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8.2024.67.1	26 Coronation Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A Height of Buildings (Additional Provisions) - wall height	The building will maintain its two storey appearance and no view sharing and adverse effect on bulk and scale is identified..	17.77%	N	MLPP	18/09/2024
8.2024.157.1	28 Beauty Point Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	The proposal will not result in any additional adverse impact in relation to the objectives. It will increase the residential amenity for the households significantly.	25.4%	Y	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	The proposal does not increase the existing breach of development standard and there will not be any additional adverse impact in relation to the objectives.	33.2%	Y		
8.2024.132.1	159 Raglan Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	The proposal will not result in any additional adverse impact in relation to the objectives. It will increase the residential amenity for the households significantly.	25.4%	Y	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	The proposal does not increase the existing breach of development standard and there will not be any additional adverse impact in relation to the objectives.	33.2%	Y		
8.2024.48.1	83 Bay Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Proposal does not seek to increase the height of the existing dwelling and variation arises due to site topography.	44.58%	Y	MLPP	18/09/2024
					4.3A Height of Buildings (Additional Provisions) - wall height	The proposed wall height is the same as the maximum wall height of the existing house. The proposal for a lift and foyer does not involve any change to the number of storeys in the existing building above the existing tiled terrace on the southwestern corner of the building. There are no adverse impacts to surrounding properties.	8.19%	Y		