

**DEVELOPMENT STANDARD VARIATIONS: 1 OCTOBER - 31 DECEMBER 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
8.2023.218.1	938 Military Road	10: Mixed Use	MLEP 2012	E1	4.3	Variation is limited to the upper portion of the building which is contextually appropriate and does not result in any adverse environmental or amenity impacts.	28%	N	MLPP	20/11/2024
8.2024.185.1	5 Union Street	1: Residential - Alterations & additions	MLEP2012	R2	4.3A	Due to topographical condition and to maintain the FFL at the same RL.	6.04%	Y	MLPP	20/11/2024
8.2024.55.1	5A Cyprian	2: Residential - Single new dwelling	MLEP2012	C4	4.3	Variation is attributed to site topography, there are no adverse impacts.	32.07%	N	MLPP	20/11/2024
8.2024.189.1	223 Raglan Street	4: Residential - New multi unit < 20 dwellings	MLEP2012	R3	4.3	The proposed replacement of balustrade to Unit 9 matches the height of the existing balustrade which is above the development standard.	12%	Y	MLPP	20/11/2024
8.2024.174.1	2 Ryan Avenue	1: Residential - Alterations & additions	MLEP2012	C4	4.3	The existing breach of building height is reduced.	10.1%	Y	MLPP	20/11/2024
					4.3A	Installation of a parapet wall.	25.3%	Y		
8.2024.137.1	16 Kiora Avenue	1: Residential - Alterations & additions	MLEP2012	C4	4.3	Site topography, minor existing non-compliance and the proposal does not increase the extent of non-compliance	7%	Y	MLPP	20/11/2024
					4.3A	Site topography, the proposal has minor non-compliance and the proposal does not increase the extent of the non-compliance	12.5%	Y		
					4.4	Site topography	20%	N		
8.2024.120.1	26 Carrington Avenue	1: Residential - Alterations & additions	MLEP2012	C4	4.3	Majority of the proposal complies with the wall height development standard, non-compliance is a result of the previous garage excavation. Compliance with the development standard will not result in a better design outcome.	21.9%	Y	MLPP	18/12/2024
					4.3A	Compliance with the development is unreasonable or unnecessary because majority of the proposal complies with the wall height development standard and the non-compliance is a result of the previous garage excavation. Compliance with the development standard will not result in a better design outcome.	18.00%			

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8.2024.190.1	24 Botanic Road	2: Residential - Single new dwelling	MLEP2012	C4	4.3A	The existing site topography and existing ground levels on the site are considered to be sufficient environmental planning grounds to justify the contravention of the development standard. The proposal does not unreasonably obstruct private water views or views to significant landmarks, nor does the proposal lead to loss of amenity for neighbouring properties	8.04%	N	Council	17/12/2024
8.2024.204.1	12 Musgrave Street	1: Residential - Alterations & additions	MLEP2012	R3	4.3	Work on a building with existing breach of building height.	13.02%	Y	MLPP	18/12/2024
					4.3A	Due to enclosure of a balcony. The proposed development does not add any adverse effects on bulk or scale of the development when viewed from the harbour	22.04%	Y		
					4.4	The increase in the existing GFA will be 3.4% (12.8m <sup>2</sup> ) of which, the proposed ensuite extension comprises 0.5% (1.9m <sup>2</sup> ) of the GFA. The additional floorspace is minor.	8.03%	N		
8.2024.122.1	11 Raglan Street	1: Residential - Alterations & additions	MLEP2012	R3	4.3	The proposed works are located below the maximum height of the existing building which exceeds the development standard	55.05%	N	MLPP	18/12/2024
8.2024.95.1	78 Bay Street	1: Residential - Alterations & additions	MLEP2012	C4	4.3	Existing building is in breach of standard, the extent of variation is reduced, there are no adverse impacts	6.58%	Y	MLPP	18/12/2024
					4.3A		26.03%			
					4.4		35.48%			
8.2023.332.1	61 Parriwi Road	1: Residential - Alterations & additions	MLEP2012	C4	4.3	The breach of wall height standard can be attributed to the steeply sloping site. The proposed development will reasonably maintain public views to the harbour and achieves a satisfactory streetscape outcome.	18.24%	N	MLPP	18/12/2024
					4.3A		18.24%			
8.2024.99.1	12 Bapaume Road	1: Residential - Alterations & additions	MLEP2012	R2	4.3A	Site topography, majority of the building complies with the development standard and compliance does not make the design better.	15.03%	N	MLPP	16/10/2024