

**DEVELOPMENT STANDARD VARIATIONS: 1 OCTOBER - 31 DECEMBER 2025**

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
8.2025.113.1	51A Bradleys Head Road	1: Residential - Alterations & additions	MLEP 2012	R2	4.3	Existing building exceeds standard. Proposed dormer window and gable windows are below the ridge height of the existing building.	7.6%	Y	Staff	1/10/2025
8.2025.159.1	32 Plunkett Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A	The proposal is integrated to the building and does not exceed the existing wall height.	5.6%	Y	MLPP	15/10/2025
					4.4	The increase in floor space is minor and is within the existing building footprint.	26.3%	Y		
8.2024.210.1	15 Edwards Bay Road	2: Residential - Single new dwelling	MLEP 2012	C4	4.3A	Variation is attributed to site topography. No adverse impacts.	14.02%	N	MLPP	15/10/2025
8.2024.218.1	11 Hunter Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Existing building exceeds.	10.6%	Y	MLPP	15/10/2025
					43A	Existing building exceeds.	9%	Y		
8.2025.41.1	1 Sirius Cove Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Variation is attributed to site topography. No adverse impacts.	6.47%	N	MLPP	15/10/2025
					4.3A	Variation is attributed to site topography. No adverse impacts.	20.41%	N	MLPP	15/10/2025
8.2025.169.1	4-6 Edwards Bay Road	2: Residential - Single new dwelling	MLEP 2012	R2	4.3A	Variation is attributed to site topography. No adverse impacts.	2.77%		MLPP	19/11/2025
8.2024.157.4	28 Beauty Point Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Sloping topography to the rear of the site which is a constraint to compliance with the building height standard.	25.4%	N	MLPP	19/11/2025
					4.3A	Existing breach. No new breach is proposed. No additional adverse impact arises.	33.2%	Y		
8.2025.96.1	15 Burran Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Proposed window is located above the building height development standard. The proposal does not increase the overall height of the dwelling house.	4.7%	Y	MLPP	19/11/2025
					4.3A	Proposed window is located above the building height development standard. The proposal does not increase the overall height of the dwelling house.	23.61%	Y		
					4.4	The existing dwelling exceeds the Floor Space ratio Development standard. The proposal increases the noncompliance, but no adverse impacts on the neighbouring properties.	19.33%	Y		
8.2025.150.1	18 Coronation Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	The proposal does not increase the extent of the noncompliance. The proposal is minor in nature due to the excavated ground levels.	2.47%	Y	MLPP	19/11/2025
					4.3A	The proposal does not increase the extent of the noncompliance which is due to the excavated ground levels.	20.97%	Y		
					4.4	Due to the site topography. The noncompliance will not have amenity impacts on neighbouring properties.	5.17%	N		
8.2025.98.1	27 Calyspo Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	4.3	Existing breach. The proposed breach is similar to the existing.	8.7%	Y	MLPP	19/11/2025

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8.2025.98.1	27 Calyspo Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	4.3A	Existing breach. The proposed breach is similar to the existing.	27.29%	Y	MLPP	19/11/2025
					4.4	Existing breach, the proposal decreases the non compliance.	11.2%	Y		
8.2025.178.1	12 Stanley Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	4.4	Existing breach.	40.3%		MLPP	19/11/2025
8.2025.6.1	9B Silex Road	2: Residential - Single new dwelling	MLEP 2012	R2	4.3	Steep slope is a contributing factor to the height breach.	8.8%	N	MLPP	19/11/2025
					4.3A	Steep slope is a contributing factor to the wall height breach.	28.4%	N	MLPP	19/11/2025
8.2025.227.1	180 Spit Road	7: Residential - Other	MLEP 2012	R3	4.3	The works are located below the maximum height of the building which already exceeds the 8.5m development standard for the site.	268.12%	Y	MLPP	17/12/2025
					4.3A	The works are located below the maximum wall height of the building which already exceeds the wall height standard.	259.72%	Y	MLPP	17/12/2025
8.2025.166.1	15 Burton Street	2: Residential - Single new dwelling	MLEP 2012	C4	4.3	Variation is attributed to site topography, there are no adverse impacts.	16.8%	Y	MLPP	17/12/2025
					4.3A	Variation is attributed to site topography, there are no adverse impacts.	37.9%	Y		
					6.3	Variation is attributed to site topography, there are no adverse impacts.	Minor subject to reducing pool height	Y		
8.2025.154.1	7 Milton Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	4.3	The proposed height is not higher than the existing.	29.88%	Y	MLPP	17/12/2025
					4.3A	Wall height variance is minimal and is due to the site topography.	31.25%	Y		
8.2025.243.1	24 Middle Head Road	2: Residential - Single new dwelling	MLEP 2012	R2	4.3A	The majority of the building complies with the wall height standard except a length of 1.37m of the flat roof over the first floor balcony which exceeds the standard.	8.3%	N	Staff	22/12/2025