

**DEVELOPMENT STANDARD VARIATIONS: 1 JANUARY - 31 MARCH 2026**

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
8.2025.151.1	4 Burton Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Existing excavated ground levels and site topography.	14.11%	Y	MLPP	18/02/2026
					4.3A		33.33%			
8.2025.132.1	22 Kirkoswald Avenue	2: Residential - Single new dwelling	MLEP 2012	C4	4.3	Site topography and existing excavated ground levels.	13.29%	Y	MLPP	18/02/2026
					4.3A		27.77%			
8.2025.55.1	57 Parriwi Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Site topography.	79.5%	Y	MLPP	18/02/2026
					4.3A		62.5%			
					4.4		16.7%			
8.2025.153.1	6 Major Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A	Site topography.	13.27%	N	MLPP	18/02/2026
8.2025.138.1	30 Muston Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	4.3A	Meets the 15m height controls of the Housing SEPP. No wall height standard in the Housing SEPP.	96.5%	N	MLPP	18/02/2026
8.2025.277.1	12 Cabramatta Road	2: Residential - Single new dwelling	MLEP 2012	C4	4.4	Existing non-compliance.	5.98%	Y	Staff	25/02/2026
8.2026.2.1	61 Dalton Road	1: Residential - Alterations & additions	MLEP 2012	R2	4.4	Extension is within existing roof volume.	3.92%	N	Staff	24/02/2026
8.2025.232.1	23 Bapaume Road	1: Residential - Alterations & additions	MLEP 2012	R2	4.3	The proposal does not increase the non-compliance.	40%	Y	MLPP	18/03/2026
					4.3A	No increase to the overall existing wall height of the building.	49.16%			
8.2025.257.1	14 Delecta Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Replacement of existing roof cladding. No additional height sought.	24%	Y	MLPP	18/03/2026
						The additional floor space does not alter the existing building envelope.	9.3%			
8.2025.287.1	46 Bay Street	2: Residential - Single new dwelling	MLEP 2012	C4	4.3	Site topography.	27%	N	MLPP	18/03/2026
					4.3A	Site topography.	10%			
8.2025.212.1	5 Superba Parade	1: Residential - Alterations & additions	MLEP 2012	C4	4.3	Existing non-compliance and steep site topography.	15.41%	Y	MLPP	18/03/2026
					4.3A	Existing non-compliance and steep site topography.	30.83%			
8.2025.294.1	5 Wolseley Road	1: Residential - Alterations & additions	MLEP 2012	C4	4.4	Additional GFA is located with the existing building envelope and does not alter its bulk and scale.	44%	Y	MLPP	18/03/2026
8.2025.190.1	11 Rickard Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A	Site topography resulting from excavated basement levels.	12.36%	N	MLPP	18/03/2026
8.2025.239.1	11A Musgrave Street	3: Residential - New second occupancy	MLEP 2012	R3	4.3A	Site topography.	10.6%	N	MLPP	18/03/2026
8.2026.23.1	39 Spencer Road	1: Residential - Alterations & additions	MLEP 2012	R2	4.4	Alterations and additions to existing dwelling house with very minor variance.	0.48%	N	Staff	27/03/2026