

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 APRIL 2021

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
8.2020.290.1	97	Holt Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	The proposal is compatible with the nearby developments and sufficient landscaped area is proposed.	9.94%	Staff	12/04/2021
8.2019.175.1	2	Burran Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings	A better environmental outcome is achieved compared to a compliant scheme throughout. The proposal has reduced the overall building height compared to what is existing and provides greater side boundary setbacks to achieve view sharing.	14.35%	MLPP	21/04/2021
8.2019.175.1	2	Burran Avenue	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	A better environmental outcome is achieved compared to a compliant scheme throughout. The proposal has reduced the overall building height compared to what is existing and provides greater side boundary setbacks to achieve view sharing.	34.9%	MLPP	21/04/2021
8.2021.65.1	9A	Silex Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Steeply sloping site and an existing non-compliant building.	20%	MLPP	21/04/2021
8.2021.65.1	9A	Silex Road	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Steeply sloping site and an existing non-compliant building.	42%	MLPP	21/04/2021
8.2020.253.1	19	Iluka Road	2: Residential - Single new dwelling	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Wall height non-compliance arises as a result of irregular ground levels, and steeply sloping land comprising a 16.85m fall.	16.58%	MLPP	21/04/2021
8.2021.6.1	113	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	The existing building height is reduced. Notwithstanding, compliance with the height of buildings is difficult to achieve on this site due to the steep topography.	10.11%	MLPP	21/04/2021

DEVELOPMENT STANDARD VARIATIONS: 1 - 30 APRIL 2021

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
8.2021.6.1	113	Bay Street	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Steep topography, existing dwelling additions. The proposal results in a slight increase in the wall height but a lower building height overall and a better environmental outcome is achieved by the new design.	8.9%	MLPP	21/04/2021
8.2021.19.1	9	Windward Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings	Substantive environmental planning grounds in retaining existing footprint and form on a steep site in susceptible landslip area.	28.6%	MLPP	21/04/2021
8.2021.19.1	9	Windward Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Height of Buildings (additional provisions) - wall height	Substantive environmental planning grounds in retaining existing footprint and form on a steep site in susceptible landslip area.	52%	MLPP	21/04/2021
8.2020.242.1	30	Burran Avenue	1: Residential - Alterations & additions	MLEP 2012	R2	Floor Space Ratio	In-fill of existing undercroft area.	24%	MLPP	21/04/2021