

DEVELOPMENT STANDARD VARIATIONS: 1 JANUARY - 31 MARCH 2024

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
8.2022.302.1	22	Redan Street	4: Residential - New multi unit < 20 dwellings	MLEP 2012	R3	4.3A Height of Buildings (additional provisions) - wall height	Roof extension results in wall height non-compliance.	6.4%	LEC	23/01/2024
						4.4 Floor Space Ratio	A sloping site with benched-in level..	53%		
8.2023.251.1	22	Hopetoun Avenue	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Existing building exceeds height standard. New work results in no new height increase but is above the height standard.	43.64%	MLPP	21/02/2024
						4.3A Height of Buildings (additional provisions) - wall height	Existing building exceeds wall height standard. New work results in no new height increase but is above the wall height standard.	34.72%		
						4.4 Floor Space Ratio	No change to building bulk.	8%		
8.2023.279.1	4	Clanalpine Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3 Height of Buildings	Proposed building height is lower than the existing building height which exceeds the development standard.	8.6%	MLPP	21/02/2024
8.2024.3.1	44	Bay Street	1: Residential - Alterations & additions	MLEP 2012	C4	4.3A Height of Buildings (additional provisions) - wall height	Pop-up flat roofed dormer at the centre of the building exceeds the wall height standard.	4.2%	Staff	11/03/2024
8.2023.256.1	8	Harnett Avenue	1: Residential - Alterations & additions	MLEP 2012	R3	4.3 Height of Buildings	The proposed work is above the height standard but below the maximum height of the existing building.	24.7%	MLPP	20/03/2024