

Council DA reference number	Street number	Street name	Suburb/Town	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date Determined
011.2018.0000044.001	6	Dunleigh Street	TOUKLEY	Residential - New multi unit	WLEP 2013	R3 Medium Density Residential	Clause 4.3 Height of buildings	15% variation proposed height which is 1.9=8m excess of LEP requirement due to lift overrun	15%	COUNCIL	21/02/2019
011.2017.00052448.001	30	Bradys Gully RD	NORTH GOSFORD	Residential - Seniors Living	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.4 Floor Space Ratio State Environmental Planning Policy (Housing for Seniors or People with a Disability)	FSR - The departure from the standard is not considered to result in a discernible increase in density and is appropriate in terms of bulk and scale to its context	9.8% Clause 4.4 - Floor Space Ratio 10% Clause 40(4)-Height in zones where residential flat buildings are not permitted	COUNCIL	7/03/2019
011.2018.00054932.002	78	Riviera AVE	TERRIGAL	Other	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours	25.0%	COUNCIL	23/01/2019
011.2018.00055226.001	5	Chico ST	COPACABANA	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Proposal is working with existing building over the 8.5m height control.	5%	COUNCIL	24/01/2019
011.2018.00055235.001	20	Harcourt PL	NORTH AVOCA	Residential - New second occupancy	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Variation sought due to steepness of site and constraints imposed by existing dwelling.	7%	COUNCIL	22/02/2019
011.2018.00055257.001	2	Tramway RD	NORTH AVOCA	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Clause 4.3 Height of buildings Clause 4.4 Maximum Floor Space Ratio	Proposal is consistent in height, size and bulk with other dwellings within immediate area.	4% for both Clause 4.3 Height of Buildings Clause 4.4 Floor Space Ratio	COUNCIL	14/02/2019
011.2018.00055326.001	26	Day ST	WYOMING	Residential - New second occupancy	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	State Environmental Planning Policy (Affordable Rental Housing) 2009 Variation 3.1 (b)(ii) Variation to rear setback from the car park Reserve. Required setback is 3m. Proposed setback is 1.42m The proposal is to convert the existing studio to a secondary dwelling. The existing studio has an existing rear setback of 1.42m	The applicant has requested a rear setback of 1.42m due to the fact that the existing studio building has been positioned in this location. On further investigation it is evident that a precedent has been set at a neighbouring Lot three dwellings to the south of the proposed secondary dwelling. At number 74 Renwick Street Wyoming the existing dwelling has a 0.9m side setback to the same Public Reserve. The proposed secondary dwelling will not have an impact on the amenity of the neighbouring Lots as the proposed secondary dwelling will be formed from the existing unauthorised studio structure which has been established for approximately 10 -15 years.	On further investigation it is evident that a precedent has been set at a neighbouring Lot three dwellings to the south of the proposed secondary dwelling. At number 74 Renwick Street Wyoming the existing dwelling has a 0.9m side setback to the same Public Reserve. The proposed secondary dwelling will not have an impact on the amenity of the neighbouring Lots as the proposed secondary dwelling will be formed from the existing unauthorised studio structure which has been established for approximately 10 -	COUNCIL	22/01/2019
011.2018.00055443.001	32	Warrah ST	ETTALONG BEACH	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.1B Minimum lot size for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings	Despite the minor variation the development is not considered to impact on the amenity of residents or adjoining properties. The development will not adversely impact on adjoining properties in terms of privacy or overshadowing. The proposal is generally consistent with development controls for multi dwelling housing. It is considered that the extent of the variation is insignificant and the lot size is adequate to accommodate the proposed multi dwelling housing development without compromising external and internal amenity.	2.61%	COUNCIL	21/02/2019
011.2018.00055472.001	8	Bay View AVE	EAST GOSFORD	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings Gosford Local Environmental Plan 2014	Slope and excavations relating to subfloor access means the standard would be difficult to comply with.	7%	COUNCIL	15/03/2019
011.2018.00055561.001	12	Cheero Point RD	CHEERO POINT	Residential - Alterations & Additions	GLEP 2014	E2 ENVIRONMENTAL CONSERVATION	Clause 4.3 Height of buildings 4.4 - FSR	The size of the land and steep gradient makes strict compliance with the development standards unreasonable.	5% - Height, 4% - FSR	COUNCIL	15/02/2019

011.2018.00055642.001	14	Timbertop DR	UMINA BEACH	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	The proposed variation to the 8.5m height requirement is breached by 500mm is due to the extreme steepness of the site 30 deg slope directly below the non-compliance area. The Council's LEP maximum height of 8.5m has not been complied. The height of 9.0m to stair well ( parapet wall ) on level 3 is a variation of 0.500m. This equates to variation of 5.6%	5.6%	COUNCIL	31/01/2019
011.2018.00055647.001	125	Del Monte PL	COPACABANA	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Site is relatively steep and building will be compatible with height of other buildings along this hillside	6%	COUNCIL	28/02/2019
011.2018.00055683.001	12	Undara RD	BENSVILLE	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Topography of the land	5%	COUNCIL	5/02/2019
011.2018.00055691.001	185	Steyne RD	SARATOGA	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	The slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours	5.20%	COUNCIL	31/01/2019
011.2018.00055703.001	22	North Scenic RD	FORRESTERS BEACH	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Site topography; Minimisation of overshadowing impact to the adjoining dwelling; Maximisation of view opportunities and ventilation opportunities; and The design, incorporating the additional height, provides for a better architectural outcome	The proposal seeks a maximum building height of 9.305 metres in lieu of the permitted 8.5 metres, resulting in a variation of 0.805 metres or 9.5%.	COUNCIL	14/03/2019
011.2019.00055938.001	61	Deane ST	NARARA	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL/E2 ENVIRONMENTAL CONSER	Clause 4.3 Height of buildings	The slope of the subject Lot is difficult to design a compliant driveway profile to access the garage, therefore the subject dwelling has been positioned at a level for the garage floor level to be accessible, resulting in the two storey dwelling 0.3m higher than the 8.5m required limit. There will be no additional impact on amenity of neighbours with the increased height of 0.3m. The proposed residential dwelling has been designed to ensure the access driveway has acceptable gradients as the Lot gradient is moderate at this point. The design has been benched into the front elevation ground to minimize the overall height. Therefore the dwelling height is required to be lifted to meet the driveway requirement. The height restriction of 8.5m is breached only in a small portion of the dwelling centre upper skillion roof over 4m metre length and 300mm in height.	4%	COUNCIL	21/02/2019
011.2019.00055960.001	170	The Esplanade	UMINA BEACH	Residential - Single new dwelling	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4 Floor Space Ratio	Strict compliance would be unreasonable in this particular case as there are no negative impacts arising either on-site in terms of building form or character, nor off-site with respect to views, overlooking, privacy or overshadowing attributable to the area of non-compliance.	7%	COUNCIL	15/03/2019