

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	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
011.2017.00 051472.001	LOT: 1 DP: 18278	18278		40	Dwyer ST	NORTH GOSFORD	2250	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	4.3 - Height of Building & 4.4 Floor Space Ratio	Clause 4.3 - Height of building - The proposed height will be consistent with surrounding future development and will be considerably lower than future building heights to the south. The proposed variations not give rise to any significant impacts on surrounding or nearby properties The imposition of strict adherence to the development standard is considered unreasonable and unnecessary given the context of the site, the fact that the variation will result in negligible impacts on the adjoining properties, and the fact that the height variation will be largely indiscernible from the public domain. The topography of the site, the benefit of the consolidation and the surrounding zoning context provide sufficient environmental planning grounds to support the variation. Clause 4.4 Floor Space Ratio - proposal has been demonstrated to be consistent with the objectives of the zone and The additional FSR in the proposal will not result in adverse amenity, privacy, overshadowing or view impacts on surrounding properties	4.3 Height - 9.7 Cl 4.4 Floor Space Ratio 9.99%	COUNCIL	03/06/2020
011.2019.00 057079.001	LOT: 602 DP: 10570	10570		20	Warrah ST	ETTALONG BEACH	2257	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	4.1B Minimum lot Size and Height	Minimum Lot Size -Minor extent of variation Height - Minor encroachment above height and encroaching height is an architectural feature as outlined under Clause 4.6	Clause 4.1B of GLEP 2014 Minimum lot size --Requirement 750m2 Proposed 730.4 Variation 19.6m2 or 2.61% Clause 4.3 of GLEP 2014 Maximum Height 8.5m Proposed height 9.27m Variation of 770mm or 9%	COUNCIL	07/04/2020
011.2019.00 057306.001	LOT: 1 SP: 7533	7533	1	222	Henry Parry DR	NORTH GOSFORD	2250	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.3 Height	Sloping topography makes it difficult to meet standard and there will be no impact on streetscape amenity of neighbours	1.2m / 10%	COUNCIL	20/05/2020

011.2019.00 057550.001	LOT: 22 DP: 538202	538202		51	Smiths RD	SOMERSBY	2250	Industrial	GLEP 2014	RU1 PRIMARY PRODUCTION/R U5 VILLAGE	4.6	The proposed variation to the height provision for the RU 5 Village zone can be justified as the variation is small (1.85%) and the proposed building is located in a position on the site where the building is located topographically well below the main viewing area being Wisemans Ferry Road and dwellings located on adjoining properties will not be able to view the structure due to stands of existing trees providing a visual barrier.	1.8%	COUNCIL	07/05/2020
011.2019.00 057561.001	LOT: 1 DP: 1221260	1221260		234	Terrigal DR	TERRIGAL	2260	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4 Floor Space Ratio	The proposal is of an acceptable bulk, scale and density and the variation to FSR will not result in an unreasonable amenity impacts.	8%	COUNCIL	25/06/2020
011.2019.00 057574.001	LOT: 90 DP: 29721	29721		27	Beachview ESP	MACMASTE RS BEACH	2251	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	4.3 Height	The gradient of the land means strict compliance with the standard would come at the cost of amenity within the design of the dwelling. There will be little to no impact on amenity of neighbours as a result of the variation	10%	COUNCIL	23/04/2020
011.2019.00 057656.001	LOT: 188 DP: 223884	223884		44	Kalakau AVE	FORRESTE RS BEACH	2260	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	LEP Clause 4.3(2) - Maximum Building Height and Clause 4.4(2) Maximum Floor Space Ratio.	Height variation - Consistent with adjoining development, site area and shape makes compliance with the numerical standard difficult. Floor Space Ratio variation - Consistent with adjoining development, site area and shape makes compliance with the numerical standard difficult.	1. Height Variation The proposal seeks a maximum overall height of 9.348 metres in lieu of the permitted 8.5 metre mapped height limit applicable to the allotment, resulting in a variation of 9.9%. 2. Floor Space Ratio Variation The proposal seeks a maximum overall Floor Space Ratio of 0.55:1 in lieu of the permitted mapped 0.5:1 Floor Space Ratio applicable to the allotment, resulting in a variation of 10%.	COUNCIL	06/04/2020
011.2019.00 057678.001	LOT: 1 DP: 709328	709328		1	Pacific HWY	MOONEY MOONEY	2083	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Cl 4.3 Building height	The proposed first floor addition has an building height of 8.7m at the highest point. The maximum building height is 8.5m. This is a 2.35% variation.	2.35%	COUNCIL	16/04/2020
011.2019.00 057692.001	LOT: 5 DP: 17934	17934		9	Webb ST	EAST GOSFORD	2250	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4 Floor Space Ratio	The proposal is a minor departure from the development standard and the additional gross floor area will not be readily perceptible externally, and will not unreasonably contribute to building bulk or result in adverse impacts on the streetscape or surrounding properties.	38m2 or 8.35% proposed A- approximately 25sqm or 5.5% variation subject to recommended condition	COUNCIL	17/06/2020

011.2019.00 057743.001	Lot: E DP: 409113	409113		51	Frederick ST	EAST GOSFORD	2250	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4(2) of Gosford LEP 2014 stipulates a maximum floor space ratio of 0.7:1 with reference to the Floor Space Ratio Map. However Clause 4.4(2A) reduces floor space ratio to 0.5:1 where all car parking is not located in the basement, as is the case with the subject proposal. The site has an are of 1453.9m2 and the maximum permitted floor area is therefore 726.95m2. The proposed building has a gross floor area of 795.28m2 which results in a floor space ratio of 0.547:1. The excess floor area of 68.33m2 represents a 9.39% variation to the development standard. Clause 4.3 - Height of Buildings of Gosford Local Environmental Plan 2014, stipulates a maximum height of 8.5m. The development is predominantly below 8.5m building height, and a small part of the roof on the north-east building has a maximum height of between 8.57m and 8.77m, which represent an excess of between 70mm and 270mm or variation of between 0.82% to 3.17% to the 8.5m height limit.	Slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbour.	Floor Space Ratio: excess floor area of 68.33m2 represents a 9.39% variation to the development standard. Building Height: maximum height of between 8.57m and 8.77m, which represent an excess of between 70mm and 270mm or variation of between 0.82% to 3.17% to the 8.5m height limit	COUNCIL	17/04/2020
011.2020.00 057805.001	LOT: 112 DP: 565188	565188		28	Sorrento RD	EMPIRE BAY	2257	Residential - New second occupancy	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	4.3 - Height (Primary Dwelling)	The proposed development (Primary Dwelling) seeks a 13.5% variation to the max height limit. This is for two main reasons: --The proposed addition seeks to match in with an existing roof line which has an existing height variation. --A small portion of the proposed addition extends upwards and is designed to add a layer of architectural interest to the development.	13.5%	COUNCIL	16/04/2020
011.2020.00 057960.001	LOT: 718 DP: 30049	30049		195	Del Monte PL	COPACABA NA	2251	Residential - Alterations & Additions	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	19.9%	COUNCIL	28/04/2020
011.2020.00 058070.001	LOT: 30 DP: 15452	15452		9	Uralla LN	BLACKWAL L	2256	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Gosford LEP 2014 Cl 4.3 Building height Gosford LEP 2014 Cl 4.3 Building height	Building Height - The required building height is 8.5m. Proposed building height is 8.85m. This exceeds the required height by 350mm and is a 4.1% variation. The lot is steep with fall to the street. The existing dwelling is being altered and existing flo	Height 4.1% Front SB 26%	COUNCIL	04/05/2020

011.2020.00 058109.001	LOT: 76 DP: 11007	11007		433	Ocean Beach RD	UMINA BEACH	2257	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	4.1B Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings	Council in its planning assessment have conceded that the prescriptive requirements outlined within the Multi-Unit Housing and Residential Flat Buildings chapter are unrealistic for medium density development to be fully compliant with the numerical measures of the multi-dwelling chapter in the GDCP 2013. The economic feasibility to consolidate allotments and provide such little yield due to the loss of land available in regards to the required setbacks are onerous and rather the assessment of villa style development has been taken into account the context of what is been established and recently been approved by Council.	9.9%	COUNCIL	30/06/2020
011.2020.00 058293.001	Lot: A DP: 415730	415730		376	Booker Bay RD	BOOKER BAY	2257	Residential - Alterations & Additions	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.3 Building Height	Maximum building height is 8.5m. Proposed building height is 8.783m. This is 283mm over the requirement or a 3.3% variation. The proposed modest first floor addition has a hip roof with a small length of ridge that exceeds the building height requirement. The lot is sloping to the rear. The neighbouring property has a similar ridge height of 8.76m. The ridge height is not considered to have a significant impact on the surrounding built environment or the amenity of adjoining premises and is supported for approval.	3.3%	COUNCIL	24/06/2020