

Council DA reference number	Lot number	DP number	Apartment/Unit 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
011.2017.00051340.001	LOT: 270 DP: 14817	14817		42	Coral CR	PEARL BEACH	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	The section of the building which is in excess of the height control consists of a roof feature that is complimentary to the overall 'beach shack' design envisaged by the architect. This feature consists of a series of elevated skylights under a capped roof known as a 'lantern roof'. Compliance with the height limit will result in the dwelling losing a design element that is important in creating the 'design feel' of the dwelling. The additional height does not impact upon the amenity of adjoining dwellings through overshadowing or other amenity impacts. The applicant's written request has adequately justified that compliance with the development standard is unreasonable and unnecessary in this instance and there are sufficient environmental Planning grounds to justify contravening the development standard.	9.6%	COUNCIL	18/03/2020
011.2018.00055239.001	LOT: 36 DP: 13501	13501		4	Piper ST	WOY WOY	Residential - New multi unit	GLEP 2015	R1 GENERAL RESIDENTIAL	Clause 4.1B Minimum Lot Sizes for Attached Dwellings, Dual Occupancies,	The applicant has stated that the reduction in density to two units and/or denial of development for three units would compromise the rational, orderly and economic objectives to land use and would thus be both unreasonable and unnecessary given otherwise generally satisfactory elements of design which achieve three housing units, each of which meet identifiable marketplace demand requirements. Strict compliance is therefore both unreasonable and unnecessary in that it would compromise the design inclusions, reduce the appeal and viability.	9.7%	COUNCIL	08/01/2020
011.2019.00056801.001	LOT: 45 DP: 4262	4262		1	Waratah AVE	WOY WOY	Residential - New multi unit	GLEP 2016	R1 GENERAL RESIDENTIAL	Height of building	The variation is minor and does not have any adverse impacts on the amenity of The variation is minor and does not have any adverse impacts on the amenity of adjoining properties in relation to <u>overshadowing and visual amenity</u> .	5%	COUNCIL	10/02/2020
011.2019.00056890.001	LOT: 71 DP: 11071	11071		77	Memorial AVE	BLACKWALL	Residential - New multi unit	GLEP 2017	R1 GENERAL RESIDENTIAL	Clause 4.1B(2) of the GLEP 2014 for minimum Lot Sizes for Multi dwelling Housing. The minimum lot area for development in Zone R1 General Residential for Multi dwelling housing is to be equal to or greater than 750m2	Clause 4.1B(2) of the GLEP 2014 provides that the minimum area of the lot for development in Zone R1 General Residential for Multi dwelling housing is to be equal to or greater than 750m2. The proposal includes the construction of multi dwelling housing consisting of three (3) dwellings on Lot 71 within DP11071 known as 77 Memorial Avenue, Blackwall. The 700m2 allotment does not comply with the 750m2 minimum lot size for residential multi dwelling housing in accordance with the GLEP 2014. As such, the proposal includes a cl. 4.6 Exemption to a Development Standard for the 6.6% numerical departure from the development standard.	6.6%	COUNCIL	11/02/2020
011.2019.00056914.001	Lot: A DP: 392739	392739		315	Avoca DR	GREEN POINT	Subdivision Only	GLEP 2018	R2 LOW DENSITY RESIDENTIAL	Clause 4.1 - Minimum Subdivision Lot Size	There are sufficient environmental planning grounds to justify variation to the minimum allotment size in this case, and with particular reference to the objectives of the Environmental Planning and Assessment Act 1979. In this regard, the proposal will promote the orderly and economic use and development of land (Objective 1.3(c) of the Act) by applying appropriate flexibility to enable the development form as proposed. The proposal will not result in any significant increase in development intensity having regard to the context of the site and its surroundings. The proposal provides an appropriate design response for the land by utilising an existing right of way to service two lots, which does not result in any additional adverse impacts for adjoining properties noting that existing dwellings are located on two of the allotments. Proposed Lot 3 will comply with the minimum lot size (including access handle)	7.6% & 5.8%	COUNCIL	19/02/2020

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011.2019.00056948.001	LOT: 76 DP: 11007	11007		433	Ocean Beach RD	UMINA BEACH	Residential - New multi unit	GLEP 2019	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	24/01/2020
011.2019.00057211.001	LOT: 129 DP: 835761	835761		38	Glenrock PDE	KOOLEWONG	Residential - Alterations & Additions	GLEP 2020	R2 LOW DENSITY RESIDENTIAL	4.3 Height	Site is very constrained in terms of gradient and variation will impose negligible impact on adjoining properties.	9.3%	COUNCIL	21/01/2020
011.2019.00057232.001	LOT: 7 DP: 1007720	1007720		25	Nirmala AVE	KOOLEWONG	Residential - Single new dwelling	GLEP 2021	R2 LOW DENSITY RESIDENTIAL	4.3 - Height	The proposed development seeks a 9.4% variation to the maximum height limit. This is largely due to the steep gradient of the site making strict compliance difficult to achieve.	9.4%	COUNCIL	31/03/2020
011.2019.00057381.001	LOT: 35 DP: 24932	24932		16	Parry AVE	TERRIGAL	Residential - New second occupancy	GLEP 2022	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of buildings	Existing floor levels of dwelling and fall of the land	22%	COUNCIL	21/01/2020
011.2019.00057424.001	LOT: 2 DP: 1141260	1141260		5	Bulkara ST	WAGSTAFFE	Residential - Alterations & Additions	GLEP 2023	R2 LOW DENSITY RESIDENTIAL	cl4.3 Height of Buildings	The existing structure governs the overall heights of the structure, the height encroachment occurs in the middle of the allotment and will not impact on the amenity of neighbours.	9.4%	COUNCIL	05/03/2020
011.2019.00057472.001	LOT: 124 DP: 9359	9359		107	Avoca DR	AVOCA BEACH	Residential - Single new dwelling	GLEP 2024	R2 LOW DENSITY RESIDENTIAL	Clauses 4.3 and 4.4 of the LEP in relation to Height and Floor Space Ratio.	Height - The floor level of the building is raised to address coastal Processes . Consistent to the height of other buildings along beach front. FSR - Building well modulated and concealing the bulk and scale of the building. The building is consistent to the bulk and scale of other buildings along the beachfront.	4% height, 8% FSR	COUNCIL	06/02/2020
011.2019.00057476.001	Lot: 8 DP: 393064	393064		16	Crawford ST	POINT FREDERICK	Residential - Single new dwelling	GLEP 2025	R2 LOW DENSITY RESIDENTIAL	Clause 4.3	The desired streetscape character is achieved, and the impact on views from properties across the road is negligible. Privacy is preserved & overshadowing kept to a minimum. The proposed addition is well set back from the road & hence will not dominate the streetscape. Therefore, the variation of 10% is considered.	10%	COUNCIL	26/02/2020
011.2019.00057489.001	LOT: 810 DP: 30237	30237		57	Oceano ST	COPACABANA	Residential - Single new dwelling	GLEP 2026	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 - relating to height of buildings	Steep slope of land means it would be difficult to meet standard and minimal impact on amenity of occupants of neighbouring dwellings.	78%	COUNCIL	31/03/2020
011.2019.00057506.001	LOT: 335 DP: 9206	9206		64	Tramway RD	NORTH AVOCA	Residential - Alterations & Additions	GLEP 2027	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 (Mapped Heights of buildings)	Slope of land on hillside makes it difficult to comply with development standard and minimal impact on character of area and nearby residents.	42%	COUNCIL	27/03/2020
011.2019.00057563.001	LOT: 9 DP: 219165	219165		16	Sierra CR	EAST GOSFORD	Residential - Single new dwelling	GLEP 2028	R2 LOW DENSITY RESIDENTIAL	4.3 Height of Buildings	The desired streetscape character is achieved, and the impact on views from properties across the oard is negligible. Privacy is preserved & overshadowing kept to a minimum. The proposed addition is well set back from the road & hence will not dominate the streetscape.	8%	COUNCIL	10/02/2020
011.2019.00057676.001	LOT: 1 DP: 12022	12022		89	Ocean View DR	WAMBERAL	Residential - Single new dwelling	GLEP 2029	R2 LOW DENSITY RESIDENTIAL	Clause 4.4	Bulk and scale is compatible with adjoining dwellings. The FSR variation relates principally to the overall area of the proposed basement level garage which largely below ground surface levels. The proposal is consistent with view sharing and solar access principles.	The proposal seeks a maximum Floor Space Ratio of 0.53:1 in lieu of the permitted 0.5:1, resulting in a variation of 0.03:1 or 6%	COUNCIL	28/02/2020
011.2019.00057716.001	LOT: 3 DP: 1248479	1248479		42	Wycombe RD	TERRIGAL	Residential - Single new dwelling	GLEP 2030	R2 LOW DENSITY RESIDENTIAL	The proposed application seeks variation in terms of the mapped permissible height control provided for within LEP 2014.	Slope of land, driveway access design, Minimisation of earthworks.	The proposal seeks a maximum building height of 8.853 metres in lieu of the permitted 8.5 metres, resulting in a variation of 4.15%.	COUNCIL	06/02/2020
011.2019.00057737.001	LOT: 21 DP: 38342	38342		14	Mimosa AVE	SARATOGA	Residential - Alterations & Additions	GLEP 2031	R2 LOW DENSITY RESIDENTIAL	4.3 Height of Buildings	Site constraints, being the existing building ceiling height combined with raised floor level for flooding restrictions push the height of reasonable development over the height control development standard.	8%	COUNCIL	07/02/2020
011.2019.00057756.001	LOT: 50 DP: 10650	10650		6	Pacific AVE	ETTALONG BEACH	Residential - Single new dwelling	GLEP 2032	R1 GENERAL RESIDENTIAL	Gosford LEP 2014 Clause 4.4 Floor Space Ratio Gosford DCP 2013 Clause 3.1.2.3 Floor Space Ratio Clause 3.1.3.3.1 Primary Road articulation	Floor space ratio exceeds the requirements by 0.01%. The lot is small in size (448m ²). The two storey dwelling development is not unreasonable in size, scale and bulk. Primary road articulation exceeds the requirements by 130%. The architectural feature of the first floor deck is permitted in the articulation zone. The deck provides articulation to the front façade. The size, scale and bulk of the development is reasonable.	FSR 0.01%, Primary road articulation 130%	COUNCIL	30/03/2020
011.2020.00057784.001	Lot: C DP: 380591	380591		2	Kourung ST	ETTALONG BEACH	Residential - Single new dwelling	GLEP 2033	R1 GENERAL RESIDENTIAL	4.3 Building height	The ridge of the development has a minor encroachment over the 8.5 metres	The apex of the roof is 8.66m high. This is 166mm over the 8.5m requirement.	COUNCIL	04/03/2020

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011.2020.00057825.001	LOT: 13 DP: 11675	11675		23	Boongala AVE	EMPIRE BAY	Residential - Single new dwelling	GLEP 2034	R2 LOW DENSITY RESIDENTIAL	4.3 - Height	The proposed development seeks a 1.9% variation to the maximum height limit.	1.9%	COUNCIL	19/03/2020
011.2020.00057832.001	LOT: 334 DP: 9206	9206		66	Tramway RD	NORTH AVOCA	Residential - Alterations & Additions	GLEP 2035	R2 LOW DENSITY RESIDENTIAL	The application seeks a variation to the permitted mapped height limit of 8.5 metres permitted under Clause 4.3 of Gosford Local Environmental Plan 2014.	Slope of land, Improved functionality for occupants including the provision of internal access from the existing detached garage to and within the dwelling.	9.4%	COUNCIL	06/03/2020
DA/1106/2019	LOT: 4 DP: 1231947	1231947		117A	Budgewoi RD	NORAVILLE	Residential - Single new dwelling	WLEP 2013	R2 LOW DENSITY RESIDENTIAL	4.3 8.5m building height & 4.4 Floor Space Ratio 0.5:1 (230/460sqm)	The development proposes a building height of 9.15m being an 7.6% variation & The development proposes a floor space ratio of 0.53:1 (243.7/460sqm) being an 5.9% variation	9.15m being a 7.6% variation & Floor space ratio of 0.53:1 being a 5.9% variation	COUNCIL	28/02/2020