

## Determined by Council Staff

Council DA Reference #	Address	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	Determination Level
DA/1985/2021	12 Helen Dr, COPACABANA NSW 2251	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Compatible with adjoining development. Existing dwelling displays height variation.	8.90%	Council	26/05/2022	Delegated
DA/2072/2021	106 Copacabana Dr, COPACABANA NSW 2251	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Steepness of site and consistency with height of surrounding dwellings.	3.00%	Council	06/06/2022	Delegated
DA/2075/2021	38 Gerda Road, MACMASTERS BEACH NSW 2251	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard?	10.00%	Council	19/05/2022	Delegated
DA/2079/2021	53 Willoughby Road, TERRIGAL NSW 2260	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Slope of the site.	10.00%	Council	27/05/2022	Delegated
DA/270/2022	25 Timber Cutter Avenue, TERRIGAL NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	Height	The slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours.	4.00%	Council	26/05/2022	Delegated
DA/34/2022	25 Lake Shore Dr, NORTH AVOCA NSW 2260	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Minor roof projection only. In keeping with adjoining development.	2.20%	Council	07/06/2022	Delegated
DA/360/2022	20 Nelson Street, UMINA BEACH NSW 2257	2: Residential - Single new dwelling	GLEP 2014	*PR1, GR1, GLGPSO2B	Floor Space Ratio	In keeping with character of area and streetscape.	10.00%	Council	19/05/2022	Delegated
DA/556/2022	131 Riviera Avenue, TERRIGAL NSW 2260	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Slope of land	4.00%	Council	31/05/2022	Delegated
DA/62418/2021	24 Beach Dr, KILLCARE NSW 2257	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Slope of land makes it difficult to comply. Only small section in ridge breachers BH.	3.53%	Council	17/06/2022	Delegated
DA/62582/2021	8 Norman Street, UMINA BEACH NSW 2257	3: Residential - New second occupancy	GLEP 2014	*PR1, GR1, GLGPSO2B	Floor Space Ratio	The minor noncompliance with site area will not result in any unreasonable amenity impacts on neighbouring properties with regard to solar access, view sharing and privacy subject to conditions, and is not considered to have unreasonable impacts on future developments.	2.40%	Council	28/04/2022	Delegated
DA/63050/2021	66 Gwendolen Avenue, UMINA BEACH NSW 2257	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Floor Space Ratio	The non-compliance is due to providing more living areas facilitating additional space for more flexible working-from-home arrangements as is required by the community. Only a small amount of flexibility with the floor space ratio standard is required to accommodate the development, however, the benefit for the owners and the community due to facilitating flexible work arrangements can be invaluable	7.50%	Council	28/04/2022	Delegated

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DA/62700/2021	138 Railway Street, WOY WOY NSW 2256	4: Residential - New multi unit	GLEP 2014	*PR1, GR1, GLGPSO2B	Lot Size	Council is satisfied that the Applicant has demonstrated compliance with the objectives of the development standard and the zone objectives such that the proposal is in the public interest. The contravention of the development standard does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal. Strict compliance with the prescriptive measures of the control is unreasonable and unnecessary in the context of the proposal in the circumstances of this case. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.	7.11%	Council	05/04/2022	Delegated
DA/63156/2021	27 Elinya Lane, DAVISTOWN NSW 2251	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Floor Space Ratio	The proposed variation to the 0.5:1 FSR for the revised proposed development is considered to be numerically minor and does not represent additional development capacity above that intended for the site.	4.00%	Council	20/05/2022	Delegated
DA/63226/2021	61 Wagstaffe Avenue, WAGSTAFFE NSW 2257	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Floor Space Ratio	Small lot size and slim allotment limits compliance while providing a suitable dwelling appropriate to the locations value	9.80%	Council	06/04/2022	Delegated
DA/63283/2021	12 Manly View Road, KILLCARE HEIGHTS NSW 2257	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Due to site slope at SW corner of upper floor main bedroom suite.	8.80%	Council	12/04/2022	Delegated
DA/63511/2021	91 Steyne Road, SARATOGA NSW 2251	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	Floor Space Ratio	The proposed development is consistent with objectives for development within the R2 Low Density Residential zone under Gosford Local Environmental Plan 2014	1.60%	Council	12/04/2022	Delegated
DA/63620/2021	34 Hardys Bay Parade, KILLCARE NSW 2257	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	The land slopes steeply (approximately 42%) from the rear, western property boundary to the front, eastern property boundary. The increase in height is a direct result of topographical constraints which causes elements of the building to project above the 8.5 metre height plane as site levels rise in the central and southern portions of the lot. As there is with a cross fall from south to north of approximately 1.2m this means one side is above the height limit whilst the other side is compliant.  Due to the hillside and bushland surroundings this limits the sites access to amenities like light and natural airflow.  A vertical approach to achieve essential amenity is required.	0.0588	Council	17/06/2022	Delegated
DA/63865/2021	55 Glenrock Parade, KOOLEWONG NSW 2256	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	Heights of the addition are necessary to match existing dwelling levels and the land is steeply sloping.	0.096	Council	21/06/2022	Delegated

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DA/63908/2021	6 Dover Road, WAMBERAL NSW 2260	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2F	Floor Space Ratio	The site is smaller than average with no impact from the variation.	0.08	Council	24/05/2022	Delegated
DA/63930/2021	110 Ocean View Dr, WAMBERAL NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	The slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours	0.05	Council	09/06/2022	Delegated

## Determined by Local Planning Panel

Council DA Reference #	Address	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	Determination Level
DA/2059/2021	17 Kunala Lane, HORSFIELD BAY NSW 2256	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	The extent of the variation is due to the steeply sloping topography of the site. The proposed lift structure is lower than the existing dwellings roof height. The size, scale and bulk is not unreasonable.	28.30%	Council	23/06/2022	Local Planning Panel
DA/63207/2021	1 Yumbool Close, FORRESTERS BEACH NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Height	The slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours.	24.20%	Council	09/06/2022	Local Planning Panel