

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/54932/2018/C	78 Riviera Avenue, TERRIGAL NSW 2260	14: Other	GLEP 2014	*PR2, GR2, GLGPSO2A	Clause 4.4 - Floor Space Ratio	The development is consistent with pre-existent bulk and scale in the area and the variation will have a negligible impact on the amenity of adjoining properties.	4.00%	Council	12/11/2021	Delegation
DA/60350/2020	25 Warrah Street, ETTALONG BEACH NSW 2257	4: Residential - New multi unit	GLEP 2014	*PR1, GR1, GLGPSO2B	Clause 4.1 - Minimum lot size	The variation is minor and the proposed development complies with the height and FSR development standards of Clauses 4.3 and 4.4 of the Gosford LEP 2014. The variation has no significant additional impact on adjoining developments The proposal complies with the objectives of the standard and the objectives of the R1 zone. Variation 25.4 sqm.	3.40%	Council	10/11/2021	Delegation
DA/60907/2021	44 North Scenic Road, FORRESTERS BEACH NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	Clause 4.3 - Height of Buildings	The slope of the land means it would be difficult to meet the standard and there will be no impact of amenity of neighbours.	10.00%	Council	08/12/2021	Delegation
DA/61600/2021	4/42 Reeves Street, NARARA NSW 2250	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	Clause 4.3 - Height of Buildings	Slope of land and building design.	8.10%	Council	12/11/2021	Delegation
DA/61752/2021	122 Oceano Street, COPACABANA NSW 2251	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	Clause 4.3 - Height of Buildings	Steep slope of land and minimal extent of variation over a small area of building.	10.00%	Council	26/11/2021	Delegation
DA/62381/2021	86 Daley Avenue, DALEYS POINT NSW 2257	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO9C	Clause 4.3 - Height of Buildings	The peculiarities of the allotments topography, specifically the slope and its location, provide difficulties to achieve compliance with the standard. The same topography and location also limits any neighbour impacts from the proposed minor variation.	10.00%	Council	15/11/2021	Delegation
DA/62709/2021	95 Riviera Avenue, TERRIGAL NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	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.	9.00%	Council	19/11/2021	Delegation
DA/972/2021	18 Gladstan Avenue, LONG JETTY NSW 2261	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	Clause 4.4 - Floor Space Ratio	Lot size, compatibility with surrounding development.	8.80%	Council	06/12/2021	Delegation
DA/1270/2021	40 Budgewoi Road, NORAVILLE NSW 2263	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	Clause 4.3 - Height of Buildings	Slope of land, consistency with adjoining development.	8.80%	Council	04/11/2021	Delegation
DA/1401/2021	98 Budgewoi Road, NORAVILLE NSW 2263	2: Residential - Single new dwelling	WLEP 2013	R2, SP2, *PR2, *PSP2	Clause 4.3 - Height of Buildings	Site flooding constraint meaning floor levels need to be raised, consistency with existing development.	4.30%	Council	16/11/2021	Delegation
DA/60739/2021	67 North Avoca Parade, NORTH AVOCA NSW 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	Clause 4.3 - Height of Buildings	Minor extent of variation of a sloping site.	4.70%	Council	14/10/2021	Delegation

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DA/61386/2021	21 Warrah Street, ETTALONG BEACH NSW 2257	4: Residential - New multi unit	GLEP 2014	*PR1, GR1, GLGPSO2B	Clause 4.1 - Minimum lot size	<p>The site has sufficient area and dimensions to cater for the erection of multi dwelling development. This is evident in the assessment of the development in relation to the relevant heads of consideration, namely the Gosford LEP (Height & FSR) and DCP. The proposed villas would be consistent with the development density, scale and style of residential development within the medium density zone, surrounding streets and within the street as discussed with the SEE.</p> <p>The proposed medium density residential development would be consistent with the existing and desired character for the Woy Woy/Umina Peninsula locale as discussed within the SEE. The proposal is consistent with the evolving character of the medium density area as discussed within section 5.5.1 within the SEE.</p> <p>The proposed justification for the variation is considered reasonable and able to be supported.</p>	3.40%	Council	05/11/2021	Delegation
DA/62374/2021	5 Johns Road, KOOLEWONG NSW 2256	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO9C	Clause 4.3 - Height of Buildings	Small section of new roof is higher than 8.5m due to steep fall of land.	7.60%	Council	23/12/2021	Delegation
DA/62773/2021	46 Barnhill Road, TERRIGAL NSW 2260	1: Residential - Alterations & additions	GLEP 2014	*PR1, *PR2, GR1, GLGPSO2B	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, and area is an existing building footprint and finished floor level.	32.00%	Council	14/12/2021	Delegation
DA/62923/2021	107 Chamberlain Road, WYOMING NSW 2250	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	Clause 4.3 - Height of Buildings	The site is located on the low side of the street and slopes to the rear. The design of the new proposed dwelling has architectural merit and the size, scale and bulk is not unreasonable. The building height requirement of 8.5m is exceeded by 6%. This is not considered to have a significant impact on the surrounding built environment or the amenity of adjoining premises.	6.00%	Council	20/10/2021	Delegation
DA/886/2021	31 Waterview Street, SHELLY BEACH NSW 2261	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	Clause 4.4 - Floor Space Ratio	Shape of allotment, reduced allotment size.	10.00%	Council	09/12/2021	Delegation

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DA/60482/2020	222 Terrigal Dr, TERRIGAL NSW 2260	6: Residential - Other	GLEP 2014	*PR1, GR1, GLGPSO2B	Clause 4.3 - Height of Buildings	<p>The proposal is consistent with the objectives of the R1 General Residential zone and the objectives of Clause 4.3(2) Height of Buildings and Clause 4.4(2) Floor Space Ratio of Gosford Local Environmental Plan 2014.</p> <p>The proposal provides a quality standard of architectural form and detailing, and uses variation in external design features and setbacks, as well as separation between building forms to minimise the massing and bulk of the development and to provide articulation and modulation to the building. The proposal reflects the desired building envelope, the proposal seeks a minor variation in part to building height, which is recessed behind the front building presentation, and this is compensated for by the balance and the majority of the development which is below the allowed height, and the proposal is below the allowed height limit for the street presentation to Terrigal Drive as well as along the rear elevation. The minor increase in floor area does not materially impact on the appearance of the development or its relationship with or transition to existing and future development in the area.</p> <p>The design provides a quality residential development, is a contemporary design, with architectural merit, which employs different building elements and materials to reduce massing and will be compatible with recent development in the surrounding area. The proposal responds to the site and provides housing with a high degree of accessibility. The proposal does not impact on the amenity of adjoining residences and proposes leafy gardens and privacy screening to achieve desired future character of the zone. The development is consistent with the future character of the area. The density and siting of the building together with the surrounding garden areas are consistent with the predominant pattern of buildings in the neighbourhood.</p>	9.88%	Council	17/12/2021	Delegation

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DA/60482/2020	222 Terrigal Dr, TERRIGAL NSW 2260	6: Residential - Other	GLEP 2014	*PR1, GR1, GLGPSO2B	Clause 4.4 - Floor Space Ratio	<p>The proposal is consistent with the objectives of the R1 General Residential zone and the objectives of Clause 4.3(2) Height of Buildings and Clause 4.4(2) Floor Space Ratio of Gosford Local Environmental Plan 2014.</p> <p>The proposal provides a quality standard of architectural form and detailing, and uses variation in external design features and setbacks, as well as separation between building forms to minimise the massing and bulk of the development and to provide articulation and modulation to the building. The proposal reflects the desired building envelope, the proposal seeks a minor variation in part to</p> <p>building height, which is recessed behind the front building presentation, and this is compensated for by the balance and the majority of the development which is below the allowed height, and the proposal is below the allowed height limit for the street presentation to Terrigal Drive as well as along the rear elevation. The minor increase in floor area does not materially impact on the appearance of the development or its relationship with or transition to existing and future development in the area.</p> <p>The design provides a quality residential development, is a contemporary design, with architectural merit, which employs different building elements and materials to reduce massing and will be compatible with recent development in the surrounding area. The proposal responds to the site and provides housing with a high degree of accessibility. The proposal does not impact on the amenity of adjoining residences and proposes leafy gardens and privacy screening to achieve desired future character of the zone. The development is consistent with the future character of the area. The density and siting of the building together with the surrounding garden areas are consistent with the predominant pattern of buildings in the neighbourhood.</p>	9.98%	Council	17/12/2021	Delegation