

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	LOT: 39 DP: 226932, 78, Riviera Ave, TERRIGAL, 2260	14: Other	GLEP 2014	*PR2, GR2, GLGPSO2A	4.4 Floor Space Ratio	The development is consistent with preexistent bulk and scale in the area and bulk and scale in the area the variation will have a negligible impact on the amenity of adjoining properties.	4%	Council	12/11/2021	Delegation
DA/60350/2020	LOT: 586 DP: 10570, 25, Warrah St, ETTALONG BEACH, 2257	4: Residential - New multi unit	GLEP 2014	*PR1, GR1, GLGPSO2B	4.1 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.	25.4 sqm or 3.4%	Council	10/11/2021	Delegation
DA/60482/2020	LOT: 17 DP: 12020, 222, Terrigal Dr, TERRIGAL, 2260	6: Residential - Other	GLEP 2014	*PR1, GR1, GLGPSO2B	4.3 Height of Building	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. 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.	9.88%	Council	17/12/2021	Delegation
DA/61600/2021	LOT: 145 DP: 1248796, 4, 42, Reeves St, NARARA, 2250	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	4.3 Height of Building	Slope of land and building design.	8.1%	Council	12/11/2021	Delegation
DA/61752/2021	LOT: 943 DP: 30925, 122, Oceano St, COPACABANA, 2251	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO2A	4.3 Height of Building	Steep slope of land and minimal extent of variation over a small area of building.	10%	Council	26/11/2021	Delegation

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DA/62374/2021	LOT: 113 DP: 835761, 5, Johns Rd, KOOLEWONG, 2256	1: Residential - Alterations & additions	GLEP 2014	*PR2, GR2, GLGPSO9C	4.3 Height of Building	Small section of new roof is higher than 8.5m due to steep fall of land.	7.6%	Council	23/12/2021	Delegation
DA/62773/2021	LOT: 3 DP: 31736, 46, Barnhill Rd, TERRIGAL, 2260	1: Residential - Alterations & additions	GLEP 2014	*PR1, *PR2, GR1, GLGPSO2B	4.3 Height of Building	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%	Council	14/12/2021	Delegation
DA/886/2021	LOT: 224 DP: 21163, 31, Waterview St, SHELLY BEACH, 2261	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	4.4 Floor Space Ratio	Shape of allotment, reduced allotment size	10%	Council	09/12/2021	Delegation
DA/972/2021	LOT: 20A DP: 18803, 18, Gladstan Ave, LONG JETTY, 2261	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	4.4 Floor Space Ratio	Lot size, compatibility with surrounding development	8.8	Council	06/12/2021	Delegation

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DA/61386/2021	LOT: 584 DP:10570, 21, Warrah St, ETTALONG BEACH, 2257	4: Residential - New multi unit	GLEP 2014	*PR1, GR1, GLGPSO2B	4.1 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 estreet 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</p> <p>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>	3.4%	Council	05/11/2021	Delegation
DA/62923/2021	LOT: 4 DP: 1244749, 107, Chamberlain Rd, WYOMING, 2250	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	4.3 Height of Building	<p>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.</p>	6%	Council	20/10/2021	Delegation
DA/1270/2021	LOT: 11 DP: 512107, 40, Budgewoi Rd, NORAVILLE, 2263	2: Residential - Single new dwelling	WLEP 2013	R2, *PR2	4.3 Height of Building	Slope of land, consistency with adjoining development.	8.8%	Council	04/11/2021	Delegation
DA/1401/2021	LOT: 99 DP: 26104, 98, Budgewoi Rd, NORAVILLE, 2263	2: Residential - Single new dwelling	WLEP 2013	R2, SP2, *PR2, *PSP2	4.3 Height of Building	Site flooding constraint meaning floor levels need to be raised, consistency with existing development.	4.3%	Council	16/11/2021	Delegation

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DA/60739/2021	LOT: 1 DP: 1229287, 67, North Avoca Pde, NORTH, 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2	4.3 Height of Building	Minor extent of variation of a sloping site.	4.7	Council	14/10/2021	Delegation
DA/60907/2021	LOT: 156 DP: 16577, 44, North Scenic Rd, FORRESTERS BEACH, 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	4.3 Height of Building	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%	Council	08/12/2021	Delegation
DA/62381/2021	LOT: 36 DP: 5562, 86, Daley Ave, DALEYS POINT, 2257	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO9C	4.3 Height of Building	The perculiarities 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%	Council	15/11/2021	Delegation
DA/62709/2021	LOT: 22 DP: 248806, 95, Riviera Ave, TERRIGAL, 2260	2: Residential - Single new dwelling	GLEP 2014	*PR2, GR2, GLGPSO2A	4.3 Height of Building	The slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours.	9%	Council	19/11/2021	Delegation