

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	Date DA determined	Determination Level
011.2018.000 55362.003	LOT: 37 DP: 15390, 370, Orange Grove RD, BLACKWALL, 2256	Other	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.4 - Floor Space Ratio	The maximum permissible floor space ratio of 0.62:1 or a 24% variation. This variation was deemed reasonable because a significant part of the structure was located underground and the additional floor space did not impact on the overall size, scale and bulk of the development. The current proposal is entirely consistent with this reasoning and only includes an additional gross floor area of 11.8m ² . increasing the floor space ratio to 0.648:1, a 29.6% variation. This additional floor area is located within the approved buildings footprint and is infill of an already approved terrace. The bulk and scale of the building will remain essentially unchanged.	29.6%	22/07/2020	Council Staff
011.2020.000 57995.002	LOT: 209 DP: 26647, 84, Copacabana DR, COPACABANA, 2251	Residential - New second occupancy	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 - Height of Buildings	Slope of site means it would be difficult to meet standard and there will be no impact on amenity of neighbours The proposal has building heights generally less than 8.5m, apart from a small section of roof that has a building height of 8.975m.	Variation of 5.6% to the development standard	25/09/2020	Council Staff
011.2020.000 58051.001	Lot: A DP: 411273, 16, Ash ST, TERRIGAL, 2260	Residential - Single new dwelling	GLEP 2014	R1 GENERAL RESIDENTIAL	LEP Clause 4.3(2) Maximum	Height variation - Consistent with adjoining development given the R1 higher density zone, site area, shape and slope makes compliance with the numerical standard difficult. Floor Space Ratio variation - Consistent with adjoining development considering the higher density R1 zoning. Variation contained within basement garage.	1. Height Variation 9.6%. 2. Floor Space Ratio Variation 8%.	28/09/2020	Council Staff
011.2020.000 58074.001	LOT: 183 DP: 7524, 35, Heath RD, HARDYS BAY, 2257	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	4.3 Height of Buildings	Slope of land	18.83%	01/09/2020	Council Staff

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011.2020.000 58209.001	LOT: 2 DP: 20373, 56, Kurrawyba AVE, TERRIGAL, 2260	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Floor levels are established by the existing dwelling and the topography of the site is very steeply sloping.	24%	30/07/2020	Council Staff
011.2020.000 58216.001	LOT: 61 DP: 238335, 46, Hilltop RD, WAMBERAL, 2260	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Building	The reason for the variation is that the site is burdened by sloping topography and existing building levels that makes it more difficult to achieve a complying design within the current controls.	8.2%	19/08/2020	Council Staff
011.2020.000 58308.001	LOT: 743 DP: 30049, 13, Oceano ST, COPACABANA, 2251	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 - Height of Buildings	The proposed extent of variation is minor and there will be no impact on the amenity of neighbours.	0.096	06/07/2020	Council Staff
011.2020.000 58311.001	LOT: 3 DP: 17934, 6, Melbourne ST, EAST GOSFORD, 2250	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Floor Space Ratio (FSR) Cl. 4.4(2A)(c)	The proposal represents a minor departure of 34.32m ² or 9% from the development standard and the additional GFA as a will not be readily perceptible externally, and will not unreasonably contribute to building bulk or result in adverse impacts on the neighbourhood streetscape or the amenity of surrounding properties.	Gross Floor area of 414.62m ² resulting in a variation of 34.32m ² or 9% to the FSR Dev standard.	23/09/2020	Council Staff

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011.2020.000 58326.001	LOT: 135 DP: 10057, 26, Beach ST, ETTALONG BEACH, 2257	Residential - Single new dwelling	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4 Floor Space Ratio	<p>Required floor space ration is 0.5:1. Proposed floor space ratio is 0.55:1. This is a 10% variation. The proposal includes an additional garage with rear lane access. The additional floor space entailed with the rear garage is part of a considered design response to allow secured off street parking.</p> <p>The additional floor area can be attributed to the single storey rear garage. The garage is not visible from the street, does not effect size, scale and bulk, solar access or privacy. The rear garage also provides additional off street parking and storage. The proposed development is not considered to have a significant impact on the surrounding built environment or the amenity of adjoining premises and is supported for approval.</p>	Required FSR is 0.5:1. Proposed FSR is 0.55:1. This is a 10% variation.	02/07/2020	Council Staff
011.2020.000 58659.001	LOT: 105 DP: 9359, 147, Avoca DR, AVOCA BEACH, 2251	Residential - Single new dwelling	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.3 - height of buildings	Due to Coastal processes there is a minimum Floor level set for the building which elevated from existing ground levels.	0.073	23/09/2020	Council Staff

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011.2020.000 58697.001	LOT: 3 DP: 377789, 14, Springwood ST, BLACKWALL, 2256	Residential - New multi unit	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.1B Minimum Lot Size for Attached Dwellings	The primary constraint in the development of this site is its narrow 17m site width. Any development on the site will occupy most of the full width of the site to provide for vehicle driveways and associated manoeuvring areas plus provide sufficient width for a dwelling ..Compliance with the site density provision of the GLEP 2014 will not alter the developments appearance as the narrow width of the lot will create the appearance of there being an overdevelopment of the site. Whether two units or three units the same issue will apply as a result of the narrow width of the lot. Amalgamation of lots is not possible as the neighbours have given no indication that they wish to be included in any development.	4.6%	22/09/2020	Council Staff
011.2020.000 58734.001	LOT: 10 DP: 260595, 78, Anniversary AVE, TERRIGAL, 2260	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	4.3 - Height	The steep gradient of the land make strict compliance difficult to achieve.	10%	15/09/2020	Council Staff
011.2020.000 58966.001	LOT: 3 DP: 17477, 62, View PDE, SARATOGA, 2251	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	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.	4%	25/09/2020	Council Staff
DA/605/2020	Lot 239 DP 21163, 29, Lord ST, SHELLY BEACH, 2261	Residential - Single new dwelling	WLEP 2013	R2 LOW DENSITY RESIDENTIAL	Clause 3.1 Setback	The proposal seeks a reduced primary road setback of 6.0 metres in lieu of the required 7.4 metres. This represents a variation shortfall of 1.4 metres or approx. 19%	0.19	44063	Council Staff

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011.2018.000 54122.001	LOT: 16 DP: 14946, 34, Brisbane Water DR, KOOLEWONG, 2256	Residential - New multi unit	GLEP 2014	B1 NEIGHBOURH OOD CENTRE	4.3 and 4.4	The variations comply with the objectives of the development standards and the B1 zoning of the land. The variations do not result in a significant impact on adjoining properties nor impact the future development of adjoining sites.	15.4 % to height and 15.56% to FSR	10/08/2020	Local Planning Panel
011.2020.000 57912.001	LOT: 36 DP: 270882, 14, Balgara RS, NARARA, 2250	Subdivision Only	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.1A of the Gosford LEP 2014	The variation is submitted to allow for the proposed strata subdivision, which will formalise the approved cluster housing development (Existing Use Rights) and enable each dwelling to be contained within their respective lots and allow for typical ownership and tenure arrangements for this type of development. The proposed lots sizes vary between 93sqm and 147sqm, resulting in a maximum variation to the development standard of 457sqm.	457sqm or 83%.	03/09/2020	Local Planning Panel
011.2020.000 58092.001	Lot: D DP: 162659, 73, Caroline ST, EAST GOSFORD, 2250	Subdivision Only	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.1 Minimum subdivision lot size.	The proposal provides an appropriate correlation between the size of a site and the extent of any development on that site in line with the anticipated outcomes of the Central Coast Regional Plan; -The proposal facilitates design excellence by ensuring the extent of future building envelopes leaves space for the the construction of dwellings in accordance with Council's DCP. -The variation will not adversely affect the amenity of the immediate locality. -The subject site has particular circumstances in relation to the precedents that have taken place in the area for this type of development.	The percentage variation of the minimum lot size is 17.6%.	20/08/2020	Local Planning Panel