

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 dd/mm/yyyy	Determination Level
011.2015.000 48168.003	LOT: 52 DP: 25552 55 Broadwater DR, SARATOGA, 2251	Other	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Slope of site impact on adjoining properties	9.5%	24/11/2020	Council Staff
011.2017.000 52530.003	LOT: 10 DP: 14221 39 Barnhill RD, TERRIGAL, 2260	Other	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.3 Height of Buildings	The site constraints such as roads on 3 sides of the site & contours, slope of land makes is difficult for the development to have a compliant building height.	9.5%	07/12/2020	Council Staff
011.2018.000 55362.004	LOT: 37 DP: 15390 370 Orange Grove RD, BLACKWALL, 2256	Other	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Lot is small, irregular shaped, steep and undulating with a minimum flood level.	16.5%	20/10/2020	Council Staff
011.2020.000 58414.001	LOT: 9 DP: 12675 35 McGee AVE, WAMBERAL, 2260	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Compliance with the development standard is unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standard.	8.6%	25/11/2020	Council Staff
011.2020.000 58475.001	LOT: 12 DP: 28877 25 Ena ST, TERRIGAL, 2260	Residential - New second occupancy	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.4 Floor Space Ratio (FSR)	The proposal represents a minor departure of 30.85m ² or 9.2% from the FSR 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.	30.85m ² or 9.2%	28/10/2020	Council Staff
011.2020.000 58874.001	LOT: 453 DP: 250706 2 Tor CL, UMINA BEACH, 2257	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Slope of the site in excess of 30 degrees	3.4%	12/10/2020	Council Staff
011.2020.000 58878.001	LOT: 2 DP: 522526 23 Warren AVE, AVOCA BEACH, 2251	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Slope of land and minimal impact on the character of the area and occupants of neighbouring dwellings.	9.94%	29/10/2020	Council Staff
011.2020.000 58903.001	LOT: 60 DP: 7842 Hawkesbury RIV, LITTLE WOBBY, 2256	Residential - Single new dwelling	GLEP 2014	E2 ENVIRONMEN TAL CONSERVATI ON	Clause 4.3 Height of Buildings	The lot is steep. The design is modest with a low pitched skillion roof. There are similar dwellings in close proximity.	9.5%	29/10/2020	Council Staff
011.2020.000 58944.001	LOT: 56 DP: 512346 14 Spoon Bay RD, FORRESTERS BEACH, 2260	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Gradient of the site makes strict compliance difficult to achieve.	9.1%	13/10/2020	Council Staff

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011.2020.000 59144.001	LOT: 1 DP: 943969 12 Barnhill RD, TERRIGAL, 2260	Residential - Single new dwelling	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.3 Building Height & 4.4 Floor Space Ratio (FSR)	Consistency with adjoining development and slope of site	Height 9.9% FSR 9.9%	20/10/2020	Council Staff
011.2020.000 59180.001	LOT: 43 DP: 7524 95 Heath RD, PRETTY BEACH, 2257	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Topography of land	8.2	09/11/2020	Council Staff
011.2020.000 59410.001	LOT: 57 DP: 9004 5 Gross AVE, UMINA BEACH, 2257	Residential - New second occupancy	GLEP 2014	R1 GENERAL RESIDENTIAL	Clause 4.1B - Minimum lot size	Mathematically small variation at 2% & proposal complies with FSR & Height Requirements	2.05%	04/12/2020	Council Staff
011.2020.000 59498.001	LOT: 137 DP: 243182 6 Barracouta AVE, ST HUBERTS ISLAND, 2257	Residential - Single new dwelling	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Height impacted by flood planning and floor height requirements	3%	23/11/2020	Council Staff
011.2020.000 59502.001	LOT: 3 DP: 1108300 31 Hillcrest ST, TERRIGAL, 2260	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	3.1.2.1	8.8%	10/11/2020	Council Staff
011.2020.000 59587.001	LOT: 15 DP: 23595 25 View PDE, SARATOGA, 2251	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Consistent with adjoining development and site topography makes compliance	7.9	30/10/2020	Council Staff
011.2020.000 59841.001	LOT: 124 DP: 16577 53 Forresters Beach RD, FORRESTERS BEACH, 2260	Residential - Alterations & Additions	GLEP 2014	R2 LOW DENSITY RESIDENTIAL	Clause 4.3 Height of Buildings	Slope of the site	1.2%	16/12/2020	Council Staff

Determined by Local Planning Panel

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011.2019.000 57145.001	LOT: 6 DP: 28807 93 Henry Parry DR, GOSFORD, 2250	Residential - New multi unit	GLEP 2014	B4 MIXED USE	Clause 4.3 Height of Buildings	Variation minor and no significant additional environmental impacts on adjoining sites. Variation in accordance with objectives of zone and development standard.	Maximum 2.9m or 16% on part of the building.	11/11/2020	Local Planning Panel