

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	Determination Level
DA/3052/2022	2 Thomas Street, TASCOTT NSW 2250	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPS	Height	Sloping site makes it difficult to achieve compliance with the development control.	9.7%	Council	03/04/2023	Approved	Delegated
DA/3659/2022	128 Brisbane Avenue, UMINA BEACH NSW 2257	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPS	Height	The minor non-compliance is a result of the raising of the ground floor levels of the dwelling to the minimum floor level of 5.71m AHD specified by Council for residential development in a flood storage and 1-5% AEP flood area, in which the dwelling is located. If not for these raised floor levels to mitigate the adverse flood risk of the property, the dwelling would be compliant with the standard.	2.4%	Council	04/05/2023	Approved	Delegated
DA/4108/2022	56 Terrigal Esplanade, TERRIGAL NSW 2260	Commercial Retail Office	CCCLEP 2022	E1, ZPB2, GB2, GLGPSO3A, B2	Floor Space Ratio	The proposed increase in FSR will be contained within the existing 'building' (enclosed balcony inclusive), provides toilet facilities and results in negligible modification to the bulk and scale of the existing building.	3.4%	Council	19/06/2023	Approved	Delegated
DA/4128/2022	18 Steyne Road, SARATOGA NSW 2251	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	This variation occurs as a result of the sloping topography of the site as it falls towards the north.	6.2%	Council	29/05/2023	Approved	Delegated
DA/4363/2022	12 Hardys Bay Parade, KILLCARE NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Actually a reduction of Height of Building from previously approved variation.	4.5%	Council	29/05/2023	Approved	Delegated
DA/16/2023	137 North Burge Road, WOY WOY NSW 2256	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	In keeping with character of area. Minor protrusion above height plane only.	8.8%	Council	25/05/2023	Approved	Delegated
DA/345/2023	30 Surf Rider Avenue, NORTH AVOCA NSW 2260	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Steep site and compatibility with neighbouring dwellings.	8.0%	Council	26/05/2023	Approved	Delegated
DA/370/2023	73 Murray Street, BOOKER BAY NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R1, *PR1, GLGPSO2B, GR1	Floor Space Ratio	Existing FSR is being reduced. No impact on the adjoining properties and surrounding area.	9.2%	Council	29/05/2023	Approved	Delegated
DA/441/2023	15 Circulo Dr, COPACABANA NSW 2251	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	The proposed non-compliance is considered to be directly attributable to the steeply sloping nature of the subject site in combination with the levels and form of the existing dwelling.	7.0%	Council	09/06/2023	Approved	Delegated
DA/63295/2021/A	236 Booker Bay Road, BOOKER BAY NSW 2257	Residential - Other	GLEP 2014	R1, *PR1, GLGPSO2B, GR1	Floor Space Ratio	The proposed dwelling will have a Floor space ratio of 0.536:1 of the dwelling. The council's LEP minimum Floor space ratio requirement of 0.5:1 has not been complied with. The Floor space ratio is a variation of 13.83m2. This equates to a variation of 7.2%. The variation does not detract from the streetscape of the area and is consistent with other developments in the local area. The proposal will improve the architectural standard of the locality and complement other development in the precinct which has tendered towards the replacement of older style single storey residential homes with more modern two storey residences. This is less than the approved variation of 10% variation.	7.2%	Council	20/04/2023	Approved	Delegated
DA/90/2022	24 Waratah Street, EAST GOSFORD NSW 2250	Residential - New multi unit	GLEP 2014	R1, *PR1, GLGPSO2B, GR1	Floor Space Ratio	Compliance with zone and FSR objectives, minimal impact.	6.1%	Council	13/06/2023	Approved	Delegated
DA/1268/2022	10 Edward Street, WOY WOY NSW 2256	Residential - New multi unit	GLEP 2014	R1, *PR1, GLGPSO2B, GR1	Lot Size	The variation results in the substantial increase in amenity for the subject site without producing any adverse impacts on the privacy, views, solar access and overall amenity of surrounding properties.	8.0%	Council	13/04/2023	Approved	Delegated
DA/351/2023	148 The Scenic Road, KILLCARE HEIGHTS NSW 2257	Residential - Single new dwelling	CCCLEP 2022	ZPC2, G7A, GLIDO7A	Height	Minimal impact; only the eaves and roof is 311mm above the 8m height.	3.9%	Council	20/06/2023	Approved	Delegated