

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/52603/2017/C	162 Steyne Road, SARATOGA NSW 2251	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO9C, GR2	Height	The amended proposal will not adversely impact existing view corridors, providing for an adequate view sharing from the subject site and adjoining properties.	16.94%	Council	03/02/2023	Approved	Delegated
DA/57805/2020/A	28 Sorrento Road, EMPIRE BAY NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Building height has been reduced and the proposed variation is less than was previously approved.	10%	Council	27/02/2023	Approved	Delegated
DA/678/2022/A	4 Cliff Avenue, AVOCA BEACH NSW 2251	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2F, GR2	Height	Having regard to the site factors, minimal impact on the character of the area and that of the residents, the applicant's request to vary the height development standard is considered reasonable and therefore supported.	15.9%	Council	15/03/2023	Approved	Delegated
DA/2376/2022	54 Del Mar Dr, COPACABANA NSW 2251	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Slope of land. Ability to achieve accessible driveway grade. In keeping with character of area.	9.4%	Council	07/02/2023	Approved	Delegated
DA/2383/2022	23 Tramway Road, NORTH AVOCA NSW 2260	Residential - New Second Occupancy	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Floor Space Ratio	The applicant's submission demonstrates the proposed development is of satisfactory density, bulk and scale and integrates with streetscape and character of the area. The building envelope leaves sufficient space for quality building articulation, soft landscaping, and Private Open Spaces (POS) and does not have adverse impact on adjoining development.	3.2% or (12.6m2)	Council	31/03/2023	Approved	Delegated
DA/2462/2022	23 Treeview Place, SARATOGA NSW 2251	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO9C, GR2	Height	The objection has also determined that the height variation will generate no unacceptable view loss, privacy, overshadowing or visual impacts.	9.66%	Council	21/03/2023	Approved	Delegated
DA/2942/2022	123 Greenhaven Dr, UMINA BEACH NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO9C, GR2	Height	The proposed variation to the 8.5m height requirement is breached by 0.800 due to the extreme steepness of the site 25 & 35 deg slope directly below the noncompliance area. The Council's LEP maximum height of 8.5m has not been complied with. The height of 9.3m is a variation of 0.800m . This equates to a variation of 9.4%. The remainder of the dwelling complies with the 8.5m height requirements.	9.4%	Council	20/02/2023	Approved	Delegated

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DA/2947/2022	48 Oxford Street, UMINA BEACH NSW 2257	Residential - Single new dwelling	CCCLEP 2022	R1, *PR1, GLGPSO2B, GR1	Floor Space Ratio	The subject site is identified as having a maximum floor space ratio requirement of 0.5:1 under Clause 4.4 of Central Coast Local Environmental Plan 2022 (CCLEP 2022). This equates to a maximum 246.6m2 gross floor area allowable on the subject 493.2m2 site. The proposal provides 250.79m2 of gross floor area. This represents a minor 1.69% variation (4.19m2) to the development standard. This variation is considered very minor and does not noticeably deviate from the control and does not result in an excessive density or land use intensity and is not readily perceptible as compared to a compliant scheme.	1.69%	Council	07/03/2023	Approved	Delegated
DA/3266/2022	123 Alan Street, NIAGARA PARK NSW 2250	Residential - Single new dwelling	CCCLEP 2022	R2, ZPC2, *PR2, G7A, GR2	Height	Significantly sloping slight. Minimal part of the roofline is greater than 8.5m.	7.6%	Council	19/01/2023	Approved	Delegated
DA/3306/2022	121 Steyne Road, SARATOGA NSW 2251	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	The design adequately addresses a difficult site with varying ground levels, narrow width and flood constraints, whilst respecting the existing amenity of adjoining properties.	10%	Council	20/01/2023	Approved	Delegated
DA/3521/2022	324 Del Monte Place, COPACABANA NSW 2251	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Minor departure and consistent to character of the area and other dwellings.	3%	Council	22/02/2023	Approved	Delegated
DA/3878/2022	36 Taylor Street, WOY WOY BAY NSW 2256	Residential - Single new dwelling	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Thorough justification from the applicant, very small section of roofline above maximum limit. Neighbours were notified and there were no submissions against proposal.	0.096%	Council	20/03/2023	Approved	Delegated
DA/4009/2022	22 Harcourt Place, NORTH AVOCA NSW 2260	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Marginal variation and slope of site.	4%	Council	20/03/2023	Approved	Delegated
DA/4089/2022	23 Ascot Avenue, AVOCA BEACH NSW 2251	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO2A, GR2	Height	Site constraints and historical excavation within mid portion of land. Keeping in size, height and scale of other developments within area.	8.7%	Council	30/03/2023	Approved	Delegated
DA/4216/2022	42 Waratah Street, EAST GOSFORD NSW 2250	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPSO9C, GR2	Height	The proposed property sits on a large sloping site that falls away just where the existing upper floor deck has been extended. The height variation will have no effect on neighbours as they are a distance away, does not create any privacy issues, and will not overshadow any properties.	4%	Council	28/02/2023	Approved	Delegated
DA/10/2023	131 Memorial Avenue, ETTALONG BEACH NSW 2257	Residential - Single new dwelling	CCCLEP 2022	R1, *PR1, GLGPSO2B, GR1	Floor Space Ratio	In keeping with character and scale of adjoining development.	5.4%	Council	22/03/2023	Approved	Delegated
DA/123/2022	42 Del Monte Place, COPACABANA NSW 2251	Residential - Single new dwelling	GLEP 2014	R2, *PR2, GLGPSO2A, GR2	Height	Consistent with other dwellings and topography of site.	7.5%	Council	13/03/2023	Approved	Delegated

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DA/1395/2022	41 Fiesta Crescent, COPACABANA NSW 2251	Residential - Alterations & Additions	GLEP 2014	R2, *PR2, GLGPSO2A, GR2	Height	Consistency with other dwellings in area and topography constraints.	9.2%	Council	17/02/2023	Approved	Delegated
DA/1568/2022	69 Koorin Road, MATCHAM NSW 2250	Residential - Alterations & Additions	CCLEP 2022	ZPC2, G7A, GLIDO7A	Height	The addition will not change the character of the area nor will it have an impact on the views from adjacent properties or the surrounding locality.	7.7%	Council	08/02/2023	Approved	Delegated
DA/3027/2022	6C Ruby Place, GREEN POINT NSW 2251	Residential - Single new dwelling	CCLEP 2022	R2	Height	We submit that the variation to the standard is minor. The proposed design seeks to provide a specific architectural form appropriate to the dwelling context. This is intrinsic to the architecture of the dwelling and achieves a balanced outcome. The locality displays excessive sloping topography and as a function of that topography, elevation of building forms are readily evident.	2.35%	Council	14/02/2023	Approved	Delegated