

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/60802/2021/A	5 Albany Street, POINT FREDERICK NSW 2250	Residential - New Dwelling	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	There is negligible impact to the amenity of neighbouring dwellings and the local environment.	7.6%	Council	20/10/2023	Approved	Delegated
DA/322/2023	166 Booker Bay Road, BOOKER BAY NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R1, *PR1, GLGPO2B, GR1	Height	It is considered that the objection to the Height of Buildings standard is well founded and that based on the details provided above, strict adherence to the development standard would appear to be unreasonable and unnecessary in the circumstances of this development application	4.82%	Council	29/11/2023	Approved	Delegated
DA/322/2023	166 Booker Bay Road, BOOKER BAY NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R1, *PR1, GLGPO2B, GR1	Floor Space Ratio	It is considered that the objection to the Floor Space Ratio standard is well founded and that based on the details provided above, strict adherence to the development standard would appear to be unreasonable and unnecessary in the circumstances of this development application.	9.2%	Council	29/11/2023	Approved	Delegated
DA/758/2023	2 Easter Parade, NORTH AVOCA NSW 2260	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	Patio roof exceedance due to steeply sloping site.	8.8	Council	11/12/2023	Approved	Delegated
DA/1527/2023	15 Murray Street, BOOKER BAY NSW 2257	Residential - Second Occupancy	CCCLEP 2022	R1, *PR1, GLGPO2B, GR1	Floor Space Ratio	The proposed dual occupancy is similar in bulk and scale to the streetscape and will not make any marked difference to the streetscape nor affect it adversely.	5%	Council	12/12/2023	Approved	Delegated
DA/1616/2023	31 Kurrawyba Avenue, TERRIGAL NSW 2260	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	1. Necessary to allow for the development to occur. 2. Existing site conditions prevent compliance. 3. Meets all necessary control objectives. 4. No impact on the environment.	3.3%	Council	12/10/2023	Approved	Delegated
DA/1669/2023	93 Beachview Esplanade, MACMASTERS BEACH NSW 2251	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	It is an existing approved height variation.	5.6%	Council	07/12/2023	Approved	Delegated
DA/1718/2023	28 Hillcrest Street, TERRIGAL NSW 2260	Residential - New Dwelling	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	1. The proposed variation does not create a precedent in this area. 2. The objectives of the R2 zone and Clause 4.3 height of buildings have been achieved. 3. The applicant has successfully demonstrated compliance with the requirements of Clause 4.6 of the CC LEP 2022. 4. The development is in the public interest.	6.47%	Council	08/11/2023	Approved	Delegated
DA/3341/2022	51 MacMaster Parade, MACMASTERS BEACH NSW 2251	Residential - New Dwelling	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	The irregular shape and orientation of the lot in relation to the direction and variation in slope, meant a balance had to be struck between the depth of excavation on the western boundary and height of the building along the eastern boundary.	8.8	Council	19/12/2023	Approved	Delegated
DA/4208/2022	35 Cornish Avenue, KILLARNEY VALE NSW 2261	Mixed	CCCLEP 2022	R2, OLDR2, *PR2	Lot Size	The proposed change will not cause any impact on the environment or the surrounding neighbors as it will only be made to comply and improve the presentation and functionality of the building and is due to the irregular shaped allotment.	4.6%	Council	21/12/2023	Approved	Delegated

Determined by Local Planning Panel

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/1057/2023	1 Anthony Crescent, KILLCARE NSW 2257	Residential - Alterations & Additions	CCCLEP 2022	R2, *PR2, GLGPO2A, GR2	Height	<p>The applicant seeks a variation to the proposed maximum height of the dwelling. In this regard, the proposal seeks a maximum overall height of 9.7m. The variation proposed is 14.1%.</p> <p>An assessment of the building height has been carried out under CCLEP 2022. The proposed development will be not out of character to the height of other buildings on the steep Killcare hillside. The proposal meets the relevant zone objectives and does not cause view loss impacts or an unreasonable level of overshadowing to the adjoining properties.</p> <p>It is considered the applicant's request to vary the development standard would be consistent to the height and scale of other dwellings within the immediate area. In addition, the development would not impose any unreasonable level of detrimental impact on the amenity of residents in nearby dwellings. It has been concluded the steepness of the site contributes to the difficulty in complying with the height controls and comparisons to the height and scale of other dwellings along the hillside provide justification to vary them.</p>	14.1%	Council	14/12/2023	Approved	Local Planning Panel
DA/62950/2021	23 MacDonald Street, KILLCARE HEIGHTS NSW 2257	Residential - Alterations & Additions	GLEP 2014	R2, *PR2, GLGPO2A, GR2	Height	Compliance is unreasonable, given the proposed works is lower than the existing building height	10.35%	Council	27/10/2023	Approved	Local Planning Panel
DA/63834/2021	64 Kurrawyba Avenue, TERRIGAL NSW 2260	Residential - Alterations & Additions	GLEP 2014	R2, *PR2, GLGPO2A, GR2	Height	<p>1. Well founded and justification is reasonable.</p> <p>2. Does not create a precedent.</p> <p>3. Is in the public interest.</p> <p>4. There is no benefit to be gained or planning purposes served by strict compliance.</p> <p>5. Zone and clause objectives have been achieved.</p> <p>6. Steep site constraints and existing building contributing factors.</p>	23.6%	Council	27/11/2023	Approved	Local Planning Panel
DA/981/2022	78 Blue Bell Dr, WAMBERAL NSW 2260	Residential - Alterations & Additions	GLEP 2014	R2, *PR2, GLGPO2A, GR2	Height	<p>1. Well founded and justification is reasonable.</p> <p>2. Does not create a precedent.</p> <p>3. Is in the public interest.</p> <p>4. There is no benefit to be gained or planning purposes served by strict compliance.</p> <p>5. Zone and clause objectives have been achieved.</p> <p>6. Steep site constraints and existing building contributing factors.</p>	25.77	Council	27/11/2023	Approved	Local Planning Panel
DA/981/2022	78 Blue Bell Dr, WAMBERAL NSW 2260	Residential - Alterations & Additions	GLEP 2014	R2, *PR2, GLGPO2A, GR2	Floor Space Ratio	<p>1. Well founded and justification is reasonable.</p> <p>2. Does not create a precedent.</p> <p>3. Is in the public interest.</p> <p>4. There is no benefit to be gained or planning purposes served by strict compliance.</p> <p>5. Zone and clause objectives have been achieved.</p>	1.0%	Council	27/11/2023	Approved	Local Planning Panel