

Council DA reference number	Lot No	DP No	Apartment/ Unit No	Street Number	Street Name	Suburb/ Town	Post Code	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
98/2011/E	332	1242369		8000	Pacific Highway	Nerong	2423	14. Other	Great Lakes LEP 2014	RU2	Clause 4.3 Height of Building	The development will be in the public interest as it is consistent with the objectives of the height development standard and the objectives of the RU2 zone.	22%	Council	05/02/20
559/2019	85-87	32207		18-20	Keith Crescent	Smiths Lake	2428	13. Subdivision only	Great Lakes LEP 2014	RU5	Clause 4.1 Min Lot Size	The development will not result in additional lots or dwelling entitlement. Consolidation of 3 lots to 2.	16%	Council	05/02/20
455/2019	234	31825		69	Green Point Drive	Green Point	2428	2. Residential - single new dwelling	Great Lakes LEP 2014	RU5	Clause 4.3 Height of Building	The development is consistent with the objectives of the height development standard and the objectives of the R2 zone. The resultant height is consistent with adjoining development	44.70%	Council	20/03/20
14/2020	11	633204		21	Manning Street	Tuncurry	2428	6. Residential - other	Great Lakes LEP 2014	B2 Local Centre	Clause 4.4 Min Commercial Floor Space	The existing commercial building does not currently achieve the minimum FSR for commercial floor space; The existing commercial building does not currently achieve the minimum FSR for commercial floor space; According to the applicant, there is a lack of demand for commercial tenancies of this type and strict compliance with the clause of the LEP would prohibit additional affordable housing options which are located within an accessible location with good access to services.	>10%	Council	05/02/20
173/2020	1	234165		549	Tarean Road	Karuah	2324	11. Industrial	Great Lakes LEP 2014	RU2	Clause 4.3 Height of Building	The development will be in the public interest as it is consistent with the objectives of the height development standard and the RU2 zone	8%	Council	11/05/20
301/2020/DA	506	1031506		10	Hurdzans Reach	Tallwoods Village	2430	2. Residential - single new dwelling	GTCC LEP 2010	R1	Clause 4.6 - Exceptions to development standards	Given the minor nature of the variation (450mm variation to height limit at the maximum), and due to the variation being only on a small portion of the development, it is considered that flexibility in this instance is reasonable.	The proposed numerical variation to the maximum allowable height is 450mm at	Council	30/04/20

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													the maximum (i.e. a 5.29% variation of the standard is sought).		
550/2019/DA	6	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.3 - Height of buildings, Cl 4.4. - Floor space ratio	Clause 4.6 variation sought to Height of Building and FSR. Arguments lodged with the DA were deemed satisfactory and within Council's delegation to approve	The variation to both the Height of Building (Clause 4.3), and the FSR (Clause 4.4) of LEP 2010 were within 10% of the standard.	Council	26/05/20
553/2019/DA	8	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.3 - Height of buildings, Cl 4.4. - Floor space ratio	Clause 4.6 variation sought to Height of Building and FSR. Arguments lodged with the DA were deemed satisfactory and within Council's delegation to approve	The variation to both the Height of Building (Clause 4.3), and the FSR (Clause 4.4) of LEP 2010 were within 10% of the standard.	Council	26/05/20
554/2019/DA	7	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.3 - Height of buildings, Cl 4.4. - Floor space ratio	Clause 4.6 variation sought to Height of Building and FSR. Arguments lodged with the DA were deemed satisfactory and within Council's delegation to approve	The variation to both the Height of Building (Clause 4.3), and the FSR (Clause 4.4) of LEP 2010 were within 10%	Council	26/05/20

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													of the standard.		
212/2020/DA	5	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.4. - Floor space ratio, Cl 4.6 - Exceptions to development standards	Clause 4.6 variation sought to Height of Building and FSR. Arguments lodged with the DA were deemed satisfactory and within Council's delegation to approve	The variation to both the Height of Building (Clause 4.3), and the FSR (Clause 4.4) of LEP 2010 were within 10% of the standard.	Council	26/05/20
213/2020/DA	9	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.3 - Height of buildings, Cl 4.4. - Floor space ratio	Height and FSR variation. Clause 4.6 variation argument lodged with DA and was supported	Less than 10% variation to Height and FSR controls	Council	26/05/20
211/2020/DA	10	286697			Diamond Beach Road	Diamond Beach	2430	7. Tourist	GTCC LEP 2010	E2	Clause 4.4. - Floor space ratio, Cl 4.6 - Exceptions to development standards	Clause 4.6 variation sought to Height of Building and FSR. Arguments lodged with the DA were deemed satisfactory and within Council's delegation to approve	The variation to both the Height of Building (Clause 4.3), and the FSR (Clause 4.4) of LEP 2010 were within 10% of the standard.	Council	03/06/20
339/2017/B	2	247210		37	South St	Forster	2428	2. Residential - single new dwelling	Great Lakes LEP 2014	R2	Clause 4.4 Floor Space Ratio	The proposal meets the objectives of Clause 4.4 "Floor Space Ratio" standards as well as satisfying the overall objectives of the R2 Low Density Residential zone.	0.01	Council	7/07/2020

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DA-310/2020				51	Mermaid Avenue	Hawks Nest	2324	4. Residential - new multi unit	Great Lakes LEP	R2	Clause 4.1A	Strict compliance with Clause 4.1A of the LEP is unnecessary and unreasonable. Proposed dwellings comply with all built form controls within the DCP.	0.066	Council	21/07/2020
DA-411/2020	206				Church Street	Carrington	2324	2. Residential - single new dwelling	Great Lakes LEP	RU2	Clause 4.2A	Previous departure from Clause 4.2A, however, consent lapsed. Results in a better outcome for the site - surveillance of heritage item and facilitate low-scale pastoral activities on the land.	35	DG of Department of Planning	12/08/2020
DA-440/2020				3-17	Breese Parade	Forster	2428	8. Commercial/retail/office	Great Lakes LEP	B2	Class 4.4(2A)	Strict application of Clause 4.4(2A) which requires a minimum commercial FSR of 1:1 is unreasonable and cost prohibitive. Approved development increase commercial FSR on the land.	65	Council	23/09/2020
DA-441/2017/B	83				Kularoo Drive	Forster	2428	5. Residential - seniors living	Great Lakes LEP	R2	Clause 4.3	Significant departure from previous application of Clause 4.3	111	Council	26/08/2020
DA-370/2020				12	Reef Circuit	Blueys Beach		4. Residential - new multi-unit	Great Lakes LEP	R2	Clause 4.1A	Strict compliance with Clause 4.1A of the LEP is unnecessary and unreasonable. Proposed dwellings comply with all built form controls within the DCP.	6.6	Council	29/07/2020
DA-492/2020				44	Ton O Fun Road	Darawank	2428	7. Tourist	Great Lakes LEP	RU2	Clause 4.3	Strict compliance with Clause 4.3 of the LEP is unnecessary and unreasonable. Proposed development still achieves objectives of Clause 4.3.	160	Council	23/09/2020
DA-111/2021	12	238006		3	Rockpool Road	Tuncurry	2428	2. Residential - single new dwelling	Great Lakes LEP	R2	Clause 4.3	Site surrounded by high density and business zones which comprise existing multi-storey development. No adverse amenity impacts on adjoining lands.	1.8	Council	18/11/2020
DA-529/2019/B	496 & 402	1018916 & 773088		223	The Lakes Way	Forster	2428	6. Residential – other	Great Lakes LEP	R2	Clause 4.3	Variation confined to minor features of the approved building. These features are essential to the architectural design of the building. These features improve the overall	19.4	Council	16/12/2020

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												building performance and sustainability.			
455/2020/DA	104	1056818		1	Clare Place	Taree	2430	2. Residential - single new dwelling	GTCC LEP 2010	R5	Clause 22(3)(b) – Affordable Rental Housing SEPP	Council officers recommendation was refusal of the development application. Determination was overturned at Council's ordinary meeting held on 16 December 2020.	183	Council	16/12/2020