



Council name: PORT STEPHENS COUNCIL  
 Start Date: 1/04/2018  
 End Date: 30/06/2018  
 Enter 'Nil' for no variations

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	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 dd/mm/yyyy
016-2017-00000260-002	LOT: 5 DP: 285941	285941		7	Gynea WAY	NELSON BAY	2315	Other	PSLEP	R2 LOW DENSITY RESIDENTIAL	4.3	Steep sloping site, the house design in responding to that site has a minor breach of the maximum height of 0.119m above the 9m height limit. This presents as a minor variation exhibiting less than 2% variation.	0.119m or 1.3%	COUNCIL	07/05/2018
016-2017-00000261-002	LOT: 3 DP: 285941	285941		3	Gynea WAY	NELSON BAY	2315	Other	PSLEP	R2 LOW DENSITY RESIDENTIAL	4.3	Steep sloping site, the house design in responding to that site has a minor breach of the maximum height of 0.382m above the 9m height limit. This presents as a minor variation exhibiting 4.2% variation.	0.382m or 4.2%	COUNCIL	04/05/2018
016-2017-00000324-001	LOT: 0 SP: 12075	12075		16	Church ST	NELSON BAY	2315	Residential - New multi unit	PSLEP	R3 MEDIUM DENSITY RESIDENTIAL	4.3	Variation to building height as there are sufficient environmental planning grounds to justify contravention. The proposed development is consistent with the objectives of the zone, notwithstanding the variation.	2m or 22%	COUNCIL	08/05/2018
016-2017-00000861-001	LOT: 32 DP: 1146023	1146023		30	Talleen RD	NELSON BAY	2315	Residential - Single new dwelling	PSLEP	R2 LOW DENSITY RESIDENTIAL	4.3	Steep geotech site with open carport on the upper level. Portion of the roof exceeds the 9m height requirement by 1.7m (19%). The application was peer reviewed by both seniors. Due to the steep fall off of the allotment from the road the street frontage appears a single/double storey. The application was neighbour notified with no responses received where the subject allotment backs onto a reserve with minimal visibility from other view aspects.	1.7m 19%	COUNCIL	19/06/2018
016-2017-00000913-001	LOT: 84 DP: 26610	26610		87	Foreshore DR	SALAMANDER BAY	2317	Residential - Single new dwelling	PSLEP	R2 LOW DENSITY RESIDENTIAL	4.6	The development is a standard design 2 storey dwelling on a relatively level block. The location is subject to flooding and SLR and in response to that the FFL required to be araised to a FPL to 2.9m AHD. Current NGL exists at approx 1.8m AHD which results in the dwelling being raised approx. 1.1m above the NGL. The variation is for a small portion of the roof structures apex for a small encroachment at its very top of 350mm. Notification to affected adjaent landowners was undertaken and no objections in relation to the hieght variation was received. It was recommended for approval under delegation.	3.9% (350mm)	COUNCIL	07/06/2018