

Council name:	PORT STEPHENS COUNCIL
Start Date:	1/01/2022
End Date:	31/03/2022
Enter 'Nil' for no variations	

In the second	Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmen tal planning instrument	Zoning of land	Developmen t standard to be varied	Justification of variation	Extent o variatio
Image: Second	D16-2021-00000726-002+A1A1	343	27845	221	Foreshore DR	CORLETTE	2315	Residential - Single new dwelling		R2 LOW DENSITY RESIDENTIAL		dwelling, 10% variation required for roof feature. Overall building height 9.9m, condition added to consent for height surveys at frame stage and completion of	10%
Specified height limit under the PSLEP 2013 of 9 meters A minor portion of the roof line to the northerm boundary encroaches into the height limit. The encoachment is significantly minor and exproval under Clause 5.6 for HoSLEP as an Architectural built form designed to present atticuted pervections from all aspects, and aesthetically pleasing visual	016-2021-00000888-001	3	285941	3	Gymea WAY	NELSON BAY	2315	Residential - Single new dwelling		R2 LOW DENSITY RESIDENTIAL		topography, sloping down to the West. It is demonstrated within the design that considered attempts to appropriately respond to the topography have been proposed (stepped/split level A previous approval (16-2017-126-1 & 2) which is of a similardesign to that proposed within this application, also included a 4.6 variation to Council's LEP height controls which was supported. It is concluded that Council should provide an appropriate degree of flexibility to the development, due to the difficult nature of the site (slope) and the previous approvals on the subject site and other development within the	
	016-2022-00000085-001	76	27081	62	Government RD	NELSON BAY	2315	Residential - Single new dwelling		R2 LOW DENSITY RESIDENTIAL		specified height limit under the PSLEP 2013 of 9 meters A minor portion of the roof line to the northern boundary encroaches into the height limit. The encroachment is significantly minor and requests approval under Clause 5.6 of the PSLEP as an Architectural Roof Features. The minor encroachment is a result of the architectural built form designed to present articulated elevations from all aspects, and aesthetically pleasing visual impacts and interest from all	

