

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
LDA2014/0308	1	597650		2	Angas St	MEADOWBANK	2114	9: Mixed	RLEP2014	B4 Mixed Use	4.3 Height of Buildings	The height of the proposed building is consistent with LEP 2014 with the exception of some relatively minor breaches. These breaches are essentially due to the topography and width of the site. The applicant has demonstrated that compliance with the development standard would be unreasonable and unnecessary in the circumstances of the case.	2.9%-3.5%	Council	19/11/2015
LDA2014/0494	1 C	813740 340136		29-31	Gaza Rd	WEST RYDE	2114	4: Residential - New multi unit	RLEP2014	R2 low Density Residential	4.3 Height of Buildings	Units 5 to 8: The variation was supported as the lot falls within flood prone land and needs to be elevated to accommodate the overland flow. No privacy or overshadowing impact. Units 1 to 4: These units are the rear of the site & face Station Street, with other 2 storey built form along Station St. No impacts in term of streetscape, overshadowing or privacy.	3.8% to 30% (units 5 to 8) 79% (units 1 to 4)	Land & Environment Court	19/11/2015
LDA2014/0517	4	1131774		1-17	Delhi Rd	NORTH RYDE	2113	9: Mixed	RLEP2014	B4 Mixed Use	4.4 Floor Space Ratio	It is considered that the proposed development will result in an overall improvement to the Ryde LGA, its housing supply and choice of housing type and that there are sufficient environmental planning grounds to justify contravening the development standard.	3.90%	Joint Regional Planning Panel	13/10/2015
LDA2015/0061	11	25448		270	Quarry Rd	RYDE	2112	4: Residential - New multi unit	RLEP2014	R2 low Density Residential	4.3 Height of Buildings 4.5A Density controls for Zone R2 Low Density Residential site frontage and density	The proposed section of non-compliant roof will not offend the objectives for the LEP height of buildings control or the objectives for development in Zone R2. Therefore a variation to the maximum height of buildings standard is considered reasonable and consistent with the requirements of Clause 4.6. The proposed non-compliant frontage will not offend the objectives for development in Zone R2. Therefore a variation to the standard is considered reasonable and consistent with the requirements of Clause 4.1.	4% to 10%	Council	15/12/2015
LDA2015/0070	A 13 B 14	432281 19725 311850 19725		115-117 13-15	Church Street Porter Street	RYDE	2112	9: Mixed	RLEP2014	B4 Mixed Use	4.4 Floor Space Ratio	The proposed variation to the FSR control of RLEP 2014 will not result in adverse impacts on the streetscape or neighbouring properties and satisfies the objectives of the control. The development satisfies the criteria outlined in clause 4.6 and the variation is acceptable and can be supported.	9%	Council	3/11/2015
LDA2015/0192	18	1095		33	Darwin St	WEST RYDE	2114	4: Residential - New multi unit	RLEP	R2 low Density Residential	4.3 Height of Buildings	Some leniency has been given in other multi-dwelling housing developments, provided a maximum height of 5.5m is achieved for those units. The rear two units of this development are both under this height and therefore in common with other developments a small variation (230mm at one particular point on the building) is considered acceptable.	0.26%	Council	6/10/2015
LDA2015/0202	16	2166		131	Tennyson Rd	TENNYSON POINT	2111	1: Residential - Alterations & additions	RLEP	R2 low Density Residential	4.3 Height of Buildings	Given that the proposed alterations and additions take place within the existing building envelope and reduce the overall building height, it stands to reason that the proposed alterations and additions will not increase the extent of overshadowing of the proposed development on adjacent dwellings and private open space. Nevertheless, shadow diagrams have been submitted which illustrate the level of overshadowing from the proposed alterations and additions on 21 June. This analysis demonstrates that a compliant level of solar access is achieved to adjoining dwellings.	0.90%	Council	17/11/2015
LDA2015/0220	2	574943		117	Bowden St	MEADOWBANK	2114	9: Mixed	RLEP	B4 Mixed Use	4.3 Height of Buildings	Due to the sloping topography of the site, narrowness of the block and site context, enforcing compliance with the development standard would be unreasonable and unnecessary in the circumstances of the case.	4%-4.8%	Council	21/12/2015

LDA2015/ 0239	3	1008105	455-457	Victoria Rd	GLADESVILLE	2111	8: Commercial / retail / office	RLEP	IN2 Light Industrial	4.3 Height of Buildings	The site is currently vacant. The proposed development is essentially an infill development within the light industrial/business area. The building does not exceed the height limit at the front (higher) site facing Victoria Road, thereby ensuring that the scale and massing of the building is appropriate for the context. Overall, the minor height exceedance in the centre and rear of the site does not significantly increase the scale, massing or overall appearance of the building when viewed from public or private lands. The roof is generally flat and the non-compliance will be barely noticeable from Parramatta Road. Having regard to the fact that the proposal satisfies the zone objectives and the objectives of the standard it is unreasonable or unnecessary in the circumstances of the case to strictly comply with the controls.	1.20%	Council	2/10/20 15
LDA2015/ 0613	143	36618	2	Beatrice St	NORTH RYDE	2113	13: Subdivision only	RLEP	R2 low Density Residential	4.1A - minimum allotment size	The proposed strata subdivision only proposes to create separate strata titles for each dwelling in the existing dual occupancy development and will result in no alteration to the built form or external appearance of the development as it exists. The subdivision will also not result in any significant change to the subdivision pattern of the local area, and the allotments will also not be readily discernible as "under-sized" allotments when viewed externally.	4.20%	Council	21/12/2 015