

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
LDA2014/0211	42	659394		139	Bowden Street	Meadowbank	2114	4: Residential - New multi unit	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	Compliance with the height control would be unreasonable and unnecessary. This conclusion is drawn noting that the height control in Ryde LEP 2010 has been superseded by Ryde LEP 2014, and that latter instrument is of greater relevance in evaluating how this proposal responds to the desired future character intended for this locality. In this regard it is noted the proposal is fully compliant with the Ryde LEP 2014 height control, and is otherwise consistent with the heights of many surrounding buildings.	29.5%	Council	15/12/2016
LDA2015/0540	60	4773		1	Angas Street	Meadowbank	2114	4: Residential - New multi unit	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	The proposal generally complies with Council's requirements except for minor non-compliance with the numerical height control under the RLEP2014 resulting from the encroachment by the lift overrun. The minor height non-compliance is supported on merit subject to Clause 4.6 submission received from the applicant.	4.50%	Council	4/11/2016
LDA2015/0628	4	14964		123	Bowden Street	Meadowbank	2114	9: Mixed	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	Variation to building height is due to ancillary structures associated with rooftop terrace - lift overrun, bathroom facilities, pergola and stair access.	14%	Council	8/11/2016
LDA2015/654	78 C,D, E,F	9692 26272		723-731 10 3-7	Victoria Road Little Church Street St Annes Street	Ryde	2112	9: Mixed	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	The proposed variation would not result in unreasonable adverse amenity impacts for adjoining development and the specific topography precludes achieving closer compliance to the prescribed height for the site.	10.70%	JRPP	24/10/2016
LDA2016/0084	A & B	339373		101-103	Church Street	Ryde	2112	4: Residential - New multi unit	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	The applicant has demonstrated satisfactorily that the development complies with the objectives of the height standard and the objectives of the B4 zoning. In this instance the proposed development is considered to be in the public interest and that strict compliance with the height standard would be unreasonable and unnecessary.	7.40%	Council	29/11/2016
LDA2016/0093	5	815938		744	Victoria Road	Ryde	2112	9: Mixed	Ryde LEP 2014	B6 Enterprise Corridor	Clause 4.3 Building Height	Variation to the building height is due to the site's sloping topography. Height variation is located at the rear of the building with minimal impact.	5.80%	Council	20/12/2016

LDA2016/0102	A,C, DA	3956114 40838		94-98	Bowden Street	Ryde	2112	5: Residential - Seniors Living	SEPP (Housing for Seniors or People with a Disability) 2004	R2 - Low Density R esidential	Clause 40(4)(b) of Seniors SEPP (Height at the boundary)	Compliance with the development standard is considered to be unreasonable or unnecessary in the circumstances of this case. The height of the proposed building is generally considered consistent with the purpose of the standard of avoiding an abrupt change in the scale of the development in the streetscape.	3 storeys in height adjacent to the side boundary	Council	25/10/2016
LDA2016/0102	A,C, D A	395611 440838		94-98	Bowden Street	Ryde	2113	5: Residential - Seniors Living	SEPP (Housing for Seniors or People with a Disability) 2004	R2 - Low Density R esidential	Clause 40(4)(c) of Seniors SEPP (Rear building height)	The proposed development reflects a form of development that can be reasonably achieved on the site with regard to the Seniors SEPP controls. The proposed building is visually acceptable and that the impacts arising from the proposed number of storeys breaches are not substantial. The variations to the rear setback height control of the Seniors SEPP are therefore considered acceptable in the circumstances and the development will still satisfy the objective of the control. Despite the non-compliance with the height control, the development satisfies the criteria outlined in clause 4.6 and the variation is acceptable and can be supported.	Ap	Council	25/10/2016
LDA2016/0243	8	30963		33	Wilson Street	North Ryde	2113	3: Residential - New second occupancy	Ryde LEP 2014	R2 - Low Density R esidential	Clause 4.1B Minimum Lot Sizes	The subject site has a frontage of 19.82m, and the 0.18m variation from road frontage is considered acceptable in this circumstance.	0.90%	Council	12/10/2016
LDA2016/0324	2 1	331084 185296		121 2A	Bowden Street Angas Street	Meadowbank	2114	9: Mixed	Ryde LEP 2014	B4 Mixed Use	Clause 4.3 Building Height	Variation to the building height is due to ancillary development on the rooftop including lift overrun, access stairs and rooftop terrace to building B.	16.50%	Council	20/12/2016
LDA2016/0411	511	1153119		1	Lyonpark Road	Macquarie Park	2113	8: Commercial / retail / office	Ryde LEP 2014	B7 - Business Park	Clause 4.4 - Floor Space Ratio	The proposed development will increase the existing extent of noncompliance by an additional 19m2. The DP&I approved a variation of 18841m2 under the original consent under D157-6-2004. The additional 19m2 for the purpose of a cafe will be imperceptible and compliance with the control is unreasonable and unnecessary in the circumstances.	0.03%	Council	26/10/2016

LDA2016/0450	2	30545		2	Lucinda Road	Marsfield	2122	13: Subdivision only	Ryde LEP 2014	R2 - Low Density R esidential	Clause 4.1A (2) - Dual occupancy (attached) subdivisions	Compliance with the development standard would be inconsistent with the aims of the RLEP 2014. Refusal of the application on the basis of this minor non-compliance would hinder the orderly and economic use and development of the site as the development is generally compliant with the relevant planning controls, with this exception of the minor breaches.	0.35%	Council	10/10/2016
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