

DA reference	Address	Standard Varied & Extent of Variation	Justification of variation	Approved	Concurring authority
LDA2021/0264	2 Sutherland Avenue, Ryde	1.97% (295mm) to minimum lot sizes for dual occupancies	<p>The site is a corner allotment and has two road frontages, which influences the design of the development. The driveway and parking structures are located on the secondary frontage and do not dominate the primary one. Their location results in reduced hard paved areas within the primary front setback and allows Unit B living areas to orientate north west and receive solar access between 9am and 3pm. The proposal is unlikely to have material impacts on adjoining properties and is consistent with the objectives of the development standard and the zone.</p>	18/02/2022	Council
LDA2021/0275	7 Marilyn Street, North Ryde	7.5% to (1.045m) to minimum primary frontage	<p>In this instance the objective of maintaining residential density in the R2 zone is achieved through the appropriate design and setting of the dual occupancy. The variation will not impact surrounding properties or public places. The dual occupancy is considered to be an ideal outcome, resulting in a high-quality development that makes best use of the available areas and will result in an improved outcome for the site, providing a variety in housing options and a suitable development despite the minor numerical non-compliance.</p>	10/03/2022	Council
LDA2022/0015	90 Higginbotham Road, Ryde	(1.045m) to minimum primary frontage	<p>The non compliance is minor and does not physically alter the development on site. Development consent has been issued for the construction of the attached dual occupancy under LDA1999/1350. The proposed development does not alter the visual presentation of built form within the streetscape. The environmental planning grounds relates to the allotment size is in existence and the built form has been approved. To require a physical change to the site of the allotment is unreasonable and unnecessary.</p>	18/03/2022	Council