

| DA number    | Street name                        | Development standard to be varied          | Justification of variation  | Extent of variation | Concurring authority | Date Determined |
|--------------|------------------------------------|--|---|---------------------|----------------------|-----------------|
| LDA2020/0252 | 259 Pittwater Road, North Ryde     | Clause 4.4<br>Floor space ratio            | <p>The proposed development is adjoined on either side by buildings of similar scale and floor space. The three sites (i.e. 257, 259 and 261 Pittwater Road) are separated from the residential development by Boobajool Reserve to the south, North Ryde RSL to the north and Martin Reserve to the west. As such, the residential streetscape along this section of Pittwater Road is established by the other two dwellings built on either side of the subject site. The proposal is consistent with the scale of these dwellings, and a reduction in the floor space will not result in a development that is more compatible with the established streetscape. Strict compliance with the development standard is therefore unreasonable and unnecessary.</p> | 9%                  | Council              | 2/02/2021       |
| LDA2020/0401 | 37 Betty Hendry Parade, North Ryde | Clause 4.1<br>Minimum subdivision lot size | <p>The very minor non-compliance of 0.7m2 in this instance is appropriate to support. It has been demonstrated that the proposal and its lot size breach remain, consistent with the objectives of the subject zone as well as Clauses 4.1a, 4.1b and 4.6 of the Ryde LEP 2014, despite the numerical non-compliance. The built form is appropriate and relates well to surrounding development. The non-compliant lot area does not result in any unreasonable visual impacts. The amenity of neighbours is not unreasonably impacted and the proposal would not compromise the character or nature of the area sought by the local environmental planning framework. .</p>  | 0.12%               | Council              | 15/03/2021      |