

Reference number	Address	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Determined
LDA2018/0244	20 May Street, Eastwood	4: Residential - New multi unit	R4 High Density Residential	4.3 Height of buildings	The development is consistent with the desired future character of the locality. The development will not result in overshadowing that would adversely impact the adjoining properties. The non-compliance in height does not result in an exceedance in the floor space ratio. The breach in height is relatively minor and is not inconsistent with adjoining properties.	9.30%	17/06/2019
LDA2018/0286	9 Warrawong Street, Eastwood	3: Residential - New second occupancy	R2 Low Density Residential	4.1B Minimum lot sizes for dual occupancies and multi dwelling housing	The proposed density of the proposal is considered to be sustainable in this instance given the ongoing redevelopment of the zone with development of a similar scale. The site is a corner allotment with each dwelling orientated on two street frontages, the development will present as a single dwelling to each street, inclusive of a design which is compatible within the streetscape. This will ultimately reduce the bulk and visual perception of an attached dual occupancy and in this regard, the development is considered to satisfy the objective of the clause.	1.66%	5/4/2019
LDA2018/0299	27 Darwin Street, West Ryde	4: Residential - New multi unit	R2 Low Density Residential	4.3 Height of buildings	The proposed variation will allow an appropriate development in a medium risk flood precinct and the overall 0.195m height increase of dwellings 2 and 3 is unlikely to cause any unreasonable impacts on the adjoining properties. Considering that dwellings 2 and 3 are orientated to the rear of the site, the non-compliance is perceived not to cause noticeable adverse visual impact as a result of the non-compliance.	3.90%	24/4/2019
LDA2018/0367	12 Putney Parade, Putney	2: Residential - Single new dwelling	R2 Low Density Residential	4.3 Height of buildings	When viewed from the street, the proposal will largely appear as a two storey dwelling house. This is because the topography of the land slopes away front the street to the rear. There is an inherent level of overlooking and overshadowing amongst surrounding properties on the western side of Morrisons Bay. With the imposition of the recommended consent conditions, particularly that relating to a reduction in the extent of the ground floor balcony, it is considered that the proposal will sufficiently minimise its impacts on surrounding properties.	9.50%	2/4/2019
LDA2018/0390	4 Lovell Road, Eastwood	2: Residential - Single new dwelling	R2 Low Density Residential	4.1C Minimum lot size for battle-axe lots	The subdivision will not alter the private open space arrangements for the existing dual occupancy. The provision for the private open space areas were considered at the time of the dual occupancy approval. The proposed subdivision will not impact the character of the street, as it is a formalisation of the existing arrangements on the site. Vehicular movements, using the existing driveway, will not be impeded by the proposed subdivision, which incorporates a right of carriageway across the entire driveway so that each lot is provided with adequate vehicular access.	9.80%	13/6/2019
LDA2018/0427	176 Blaxland Road, Ryde	4: Residential - New multi unit	R4 High Density Residential	4.3 Height of buildings	Despite the non-compliance, the development will result in a built form that is compatible with the current and future desired character of the surrounding area. The development will not result in overshadowing that would adversely impact the adjoining properties. The non-compliance in height does not result in an exceedance in the floor space ratio. The breach in height is due to the slope of the site, with the site having a fall from the north-eastern corner to the north-west corner of approximately 8m.	12.17%	13/6/2019
LDA2018/0492	8 Finch Avenue, East Ryde	1: Residential - Alterations & additions	R2 Low Density Residential	4.4 Floor space ratio	The proposed development creates an improved outcome for the site, with strict compliance of the FSR restricting this outcome. The overall design and scale of the development will contribute to make a positive impact on the area and blend in naturally without any obvious FSR protrusion. Further, the minor encroachment will still allow for the minimal impact to all developments and public domain.	2.70%	9/4/2019
LDA2019/0045	10 Thorn Street, Ryde	3: Residential - New second occupancy	R2 Low Density Residential	4.1A Dual occupancy (attached) subdivisions 4.1B Minimum lot sizes for dual occupancies and multi dwelling housing	The proposal has a high quality architectural design which maximises the site's development potential. The proposal is compliant with the FSR control and landscaping provisions, thereby demonstrating that the proposed lot size is sufficient. Compliance with the FSR control also demonstrates that this is a modest development which has been thoughtfully designed to ensure that impacts on privacy and available sunlight to adjoining properties has been minimised and that any excess floor space does not impact on the streetscape. The development has no negative consequences, as a result of this minor non-compliance.	1%	31/5/2019
LDA2019/0167	38 Badajoz Road, Ryde	1: Residential - Alterations & additions	R2 Low Density Residential	4.3 Height of buildings	The proposed development creates an improved outcome for the site, with strict compliance of the FSR restricting this outcome. The overall design and scale of the development will contribute to make a positive impact on the area and blend in naturally without any obvious FSR protrusion. Further, the minor encroachment will still allow for the minimal impact to all developments and public domain.	2%	29/6/2019