

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
LDA2016/0058	Lot 2 Section C Lot 3 Section C	1821		6-8	Western Crescent	GLADESVILLE	2111	9: Mixed	RLEP 2014	B4 Mixed Use	Clause 4.3 Height of Buildings Clause 4.4 Floor Space Ratio	The variations to the height control of LEP 2014 are considered relatively minor and the development will still satisfy the objectives of the control. The development is also considered to be in the public interest as it will provide improved facilities to the public in the form of a Youth Centre.	0.1% 6.6%	SNPP	27/07/2017
LDA2016/0447	36	4609		29	Federal Road	WEST RYDE	2114	4: Residential - New multi unit	RLEP 2014	R2 Low Density Residential I	Clause 4.3A(2) - height of dual occupancy with no street frontage	The proposed development is consistent with the general aim of RLEP 2014 and has no additional or significant impact in overshadowing of its neighbouring properties.	4.8% (unit 1) 3% (unit 2)	Council	17/08/2017
LDA2016/0495	1012	836977		642-678 82	Victoria Road Princes Street	RYDE	2112	5: Residential - Seniors Living	RLEP 2014 SEPP Seniors	R2 Low Density Residential I	Clause 4.3 Height of Buildings Clause 40 of SEPP Seniors	Given the waste room's location at the rear of the site, will not undermine the success of the proposed commercial/retail use, or the intent of this clause to have an economic corridor of business and employment uses at the ground level.	6.35% to 79.75% 2 storeys	SNPP	7/08/2017

LDA2016/0538	B	396928		2A	Mellor Street	WEST RYDE	2114	9: Mixed	RLEP 2014	B6 Business Corridor	Clause 6.7 Ground floor development on land in Zone B6	The development clearly satisfies the objective of Clause 6.7 as well as the zone objectives. As proposed the development will allow for the orderly and economic use of the land.	2%	Council	3/08/2017
LDA2016/0566	2 8 B	542052 349586 523053		14-16 1A	Pope Street Smith Street	RYDE	2112	4: Residential - New multi unit	RLEP 2014	B4 Mixed Use	Clause 4.3 Height of Buildings Clause 4.4 Floor Space Ratio	The proposed variation to the height and FSR control of the RLEP 2014 does not result in a loss of amenity to the adjoining properties (both private and public) and is therefore considered to be acceptable particularly when balanced against the benefits of the development.	10.9% to 24.5% 8.7%	Council	5/09/2017
LDA2016/0567	Part Lot 4	1046092		101-107	Waterloo Road	MACQUARIE PARK	2113	9: Mixed	RLEP 2014	B4 Mixed Use	Clause 4.4 Floor Space Ratio	Despite the departure from the standard, the proposed development is considered consistent with its objectives and the additional floor space will not have adverse environmental impact. The proposal also provides significant public benefits through the dedication of land and encumbrances for the purposes of a new public road.	11%	SNPP	7/08/2017

LDA2016/0602	9	1046092		82-84	Waterloo Road	MACQUARIE PARK	2113	9: Mixed	RLEP 2014	B4 Mixed Use	Clause 4.3 Height of Buildings	Compliance with the development standard would be inconsistent with the aims of the Ryde LEP 2014 and the objectives of the EP&A Act. Refusal of the application on the basis of this minor non-compliance which is unique to the site, would hinder the orderly and economic use and development of the site as the development is in all other means compliant with the relevant mandatory planning controls, with this exception of the minor breach of the maximum height control.	1.385 to 4.23%	SNPP	27/07/2017
LDA2016/0624	35A 35B	401201		10 2	Monash Road College Street	GLADESVILLE	2111	9: Mixed	RLEP 2014	B4 Mixed Use	Clause 4.3 Height of Buildings Clause 4.4 Floor Space Ratio	Compliance with the development standards would be inconsistent with the aims of the Ryde LEP 2014 and the objectives of the EP&A Act. Refusal of the application on the basis of a minor non-compliance would hinder the orderly and economic use and development of the site.	0.64% to 2.25% 2.9%	Council	8/08/2017

LDA2017/0007	13 14 15 16	8043		13-19	Glen Street	EASTWOOD	2122	9: Mixed	RLEP 2014	B4 Mixed Use R4 High Density Residential	Clause 4.3 Height of Buildings	The proposed height is considered to meet the objectives of the control. A strict numerical compliance with the development standard would not deliver any substantive additional benefits to the owners or occupants of the surrounding properties or the general public and such compliance can therefore be considered to be unreasonable and unnecessary in the circumstances of the case.	7.30%	Council	29/08/2017
LDA2017/0218	11	238153		42	Pennant Avenue	DENISTONE	2114	13: Subdivision only	RLEP 2014	R2 Low Density Residential	4.1AA Minimum subdivision lot size for community title schemes	The proposed variations to minimum lot size requirements of the LEP are considered to be consistent with the zone and development objectives as it does not restrict the future planned residential density for development in the R2 zone. The proposed variation does not give rise to matters of regional or state planning significance.	2.46% (lot 1) 6.67% (lot 2)	Council	25/09/2017

LDA2017/0228	25	23290		16	Cecil Street	DENISTONE EAST	2112	3: Residential - New second occupancy	RLEP 2014	R2 Low Density Residential	4.1B (2)(b) minimum road frontage	<p>Council is in agreement with the justifications put forth by the applicant and considers the requested deviation to be negligible in this case.</p> <p>Moreover, the development is compliant with the building mass, siting and amenity objectives and controls stipulated in Council's Local Environmental Plan and Development Control Plan.</p>	0.90%	Council	4/09/2017
LDA2017/0233	5	201073		16	Watt Avenue	RYDE	2112	4: Residential - New multi unit	RLEP 2014	R2 Low Density Residential	Clause 4.1(3) minimum allotment size for dual occupancies	<p>The variation to the minimum lot size in this specific case will not result in any unreasonable additional adverse impacts upon the amenity of adjoining properties greater than what a complying development would impact.</p>	0.41%	Council	4/09/2017

LDA2017/0293	202	12999		13	Stuart Street	RYDE	2112	13: Subdivision only	RLEP 2014	R2 Low Density Residential	Clause 4.1(3) minimum allotment size for dual occupancies	<p>The standards in this clause were designed to relate to new freestanding dwellings, not dual occupancies, which were permissible at the time of the subject development approval (1995). The development today is acceptable in terms of streetscape and amenity. Approval would not create an undesirable precedent for approval of undersized allotments. There will be no subsequent impact following from approval of the subdivision, as the dwellings in the dual occupancy already exist.</p>	21.4% (lot 1) 60.4% (lot 2)	Council	4/09/2017
MOD2017/0078	300 2	1194688 1008105		459 & 461-495	Victoria Road	GLADESVILLE	2111	8: Commercial / retail / office	RLEP 2014	B5 Business Development	Clause 4.3 Height of Buildings	<p>The impacts of the height exceedance were assessed with regard to whether the proposed modification is substantially the same development as the development for which the consent was originally granted under the assessment of Section 96(2)(a). Accordingly, it is considered that the variation of the height control is appropriate in the context of the site.</p>	20% to 23.8%	SNPP	7/08/2017