

DA no.	Address	Proposal	Development standard to be varied	Justification of variation	Extent of variation	Determined	Concurring Authority
LDA2019/0411	38 Wicks Road. North Ryde	Torrens Title subdivision to create two lots and construction of a dwelling house on each resulting lot.	Clause 4.1(3) minimum subdivision lot size	The proposed development will not adversely affect the streetscape character of Wicks Road, as development on proposed Lot 1 is both suitable for the size of the allotment and consistent with existing development on surrounding street-facing allotments. Compliance is therefore achieved with development standards and controls which govern the size, bulk, scale and landscaped area. Further, both the primary living areas and private open space of the dwelling would be oriented towards the rear/north western boundary and separated sufficiently from Lot 2 so as to enable sufficient visual privacy and solar access.	22%	13/08/2020	Ryde Local Planning Panel
LDA2019/0328	176 Quarry Road, Ryde	Consolidation of two lots into one and construction of a two storey child-care centre with basement car parking for 20 vehicles. The child-care will operate between 7am and 6pm Monday to Friday and have a capacity for up to 95 children.	Clause 4.4 Floor space ratio	The proposed variation to the development standard is largely attributable to the partial enclosure of the rear-facing first-floor play area. The 1.8 metre high barriers are significantly lower than the building's habitable room areas, and in this instance do not contribute significantly to the bulk and scale of the building as a whole. The proposed development otherwise achieves a high level of compliance with the standards and controls that seek to limit building height, bulk and scale. As a result, the streetscape presentation of the building is consistent with the desired character for future development in the R2 zone.	21%	10/09/2020	Ryde Local Planning Panel
LDA2018/0117	744 Victoria Road, 2A & 2-4 Eagle Street, Ryde	Demolition and construction of an up to 6 storey mixed use and residential development comprising 2 commercial tenancies on the ground floor, 32 dwellings over 2 basement levels of car parking providing a total of 59 car spaces together with associated landscaping works.	Clause 4.3 Height of buildings	The constraints of the site, including the site's proximity to St Anne's Church, topography and configuration, have led to the need for an alternative building envelope plan to be issued to the applicant by Council's Urban Strategy department. It was considered that the breach in building height, subject to adherence to the alternative building envelope plan, resulted in a better design outcome.	55%	10/09/2020	Ryde Local Planning Panel