

DA number	Street number	Street name	Proposal	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Determined
LDA2018/0506	14-16	14-16 Cottonwood Crescent, Macquarie Park	Demolition of the existing buildings and construction of a mixed use development comprising a 20 storey building with 132 residential apartments (10 x studio, 29 x 1 bedroom, 79 x 2 bedroom & 14 x 3 bedroom apartments), over five (5) basement levels of car parking for 134 car spaces and ground floor retail/office use to the Waterloo Road frontage. Landscaping and associated works are also proposed.	4.3 Height of buildings	The height non-compliance is limited to the lift overrun and plant only. The location of the proposed variation would not result in unreasonable adverse amenity impacts for adjoining development and the specific site attributes (orientation and location) allowing an acceptable minor variation to the prescribed height for the site. The proposed development is indicative of and consistent with development envisaged for the locality.	3.07%	Sydney North Planning Panel	4/11/2020
LDA2020/0116	276-278	276-278 Victoria Road, Gladesville	Consolidation of the two allotments, demolition of existing structures and construction of a part three storey (3) and part five (5) storey in-fill mixed use development over three and half levels of basement carparking (car parking for 16 vehicles). The development will comprise of 12 residential units (8 x 1 bedroom and 4 x 2 bedrooms) and 92.3m2 of retail space.	4.3 Height of buildings	The design and layout of the proposal is a good planning outcome which responds well to a very constrained site. The additional height is limited to a section of the lift over run and the stairwell, towards the middle of the site, and is set well back from the street boundary. Overshadowing from the lift overrun is minimal and will not adversely impact on the adjoining south property. The proposed variation will not have an adverse impact on the local character, and is consistent with other recent mixed use developments along Victoria Road. The layout and form of the development provides a visual break down of the scale of the facades to Gerard Lane and Victoria Road, as does the use of the proposed external building materials, colours and finishes. Overall, the development provides a better planning outcome for this particular site and also the surrounding area in terms of streetscape, rhythm of development and visual fit based on the particular urban collective in which it is located.	11.6%	Ryde Local Planning Panel	15/10/2020
LDA2020/0311	36	36 Samuel Street, Ryde	Strata subdivision of existing dual occupancy (attached).	4.1A(2) Dual occupancy (attached) subdivisions	The non compliance is minor and does not physically alter the approved development on site. The proposal is for a strata subdivision which does not physically alter the site. Development consent has been issued for the construction of the attached dual occupancy in 2015. The proposed development does not alter the visual presentation of built form within the streetscape. The approval of the built form was supported by a variation request and supported by Council. The environmental planning grounds relates to the allotment size is in existence and the built form has been approved.	0.8%	Council	16/10/2020
LDA2019/0392	64	64 Bennet Street, West Ryde	Demolition and construction of new dual occupancy (attached).	4.3 Height of buildings	Contravention of the development standard in this case is due to the pre-existing excavation for the in-ground swimming pool. The proposed dual occupancy building would be compliant with the height standard should the natural slope of land around the pool be considered. The resultant breach in height will not cause undue overshadowing or any other residential amenity impacts on the surrounding properties. The proposed bulk and scale of the building will be sympathetic to the surrounding built environment and will not result in the loss or obstruction of any significant district views available from adjoining properties. This variation will not result in any perceivable material impact on the surrounding neighbours and streetscape.	9.14%	Council	20/10/2020