

DA reference	Address	Development Standard Varied & Extent of Variation	Justification of variation	Approved	Concurring authority
LDA2021/0089	287-295 Victoria Road Gladesville	4.3 Height of buildings 15.2%	The proposal is in keeping with the character of nearby development, minimises overshadowing, is compatible with & improves the appearance of Gladesville towncentre. It does not result in adverse amenity impacts upon surrounding properties and is in the public interest. The height exceedance at the north-western corner occurs partly as a result of the site sloping to the northwest. The extent of the variation is greatest at the point of the lift overruns which are well set back from the façade and boundaries and will not be visible from street level or the public domain. Therefore, the proposal achieves the objectives of Clause 4.3 despite the height exceedance.	16/12/2022	Ryde Local Planning Panel
LDA2022/0038	76 Rutledge Street Eastwood	4.1B Minimum lot sizes for dual occupancies 14.67%	The site is a corner allotment and has two frontages, which influences the design. The driveway and parking structures are located on the secondary road frontage and do not dominate the primary road frontage as well as resulting in reduced hard paved areas within the primary front setback. Their location allows the Dwelling 1 living areas to orientate north west and receive solar access between 9am and 3pm. The proposal is unlikely to have material impacts on adjoining properties and is consistent with the objectives of the development standard and zone objectives. Accordingly, development consent may be granted, despite the contravention of the primary road frontage development standard.	13/10/2022	Ryde Local Planning Panel
LDA2022/0162	12 Darvall Road Eastwood	4.1C Minimum lot sizes for battle-axe lots 16.17%	The subject site is capable of being subdivided into two allotments, where each proposed lot would readily accommodate a compliant single dwelling. The proposed rear allotment would not be out of character in the streetscape where other battle-axe handles exist. The width of the site also ensures the provision of substantial landscaping within the front setback of proposed Lot 1. The proposal does not require the removal of any significant vegetation, nor does it encroach on any established green linkage corridors in the site vicinity. The proposed subdivision provides for suitable site dimensions for the future construction of two single dwellings without unreasonably impacting upon the amenity of the neighbouring dwellings. It is consistent with the objectives of the development standard & zone. Accordingly, development consent may be granted, despite the contravention.	17/10/2022	Ryde Local Planning Panel
LDA2022/0184	155 North Road Eastwood	4.1B Minimum lot sizes for dual occupancies 4.69%	The substantial road frontage ensures that the building would not appear as an overdevelopment of the site as the building has appropriate proportions and suitable deep soil areas. The building is well designed with varied setbacks and materials limiting the visual bulk of the building. Compliant front and rear gardens are provided with appropriate landscaping. The proposal is unlikely to have material impacts on adjoining properties and is consistent with the objectives of the development standard and zone. Accordingly, development consent may be granted, despite the contravention to the standard.	21/12/2022	Council