

DA reference	Address	Proposal	Land Zoning	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Determined
LDA2019/0228	10 Linsley St, Gladesville	Demolition of existing dwelling and construction of a three storey residential apartment building containing seven units and basement parking (1 x 1 bedroom, 4 x 2 bedroom and 2 x 3 bedroom).	R4 High Density Residential	Clause 4.3 Height of buildings	<p>The additional height is limited to a section of the lift over run & stairwell/ pergola, centrally located & set back from the street boundary. The proposed variation will not have adverse impact to the local character and the scale & proportion are similar to nearby residential apartment buildings. The layout and form break down the scale of the facades as do the proposed external materials, colours and finishes and proposed tree planting that will soften & screen the development. Overshadowing from the lift overrun is minimal and will not adversely impact the adjoining south western property.</p> <p>Overall, the development provides a better planning outcome for this site and surrounding area in terms of streetscape compatibility and is consistent with the planning & environmental objectives of the control. In this instance, numerical compliance would not contribute to an improved outcome.</p>	15.2%	Ryde Local Planning Panel	14/05/2020
LDA2020/0143	114 Talavera Rd, Macquarie Park	Removal of inter-tenancy stairwell providing access between levels 2 and 4 and infill floor slab for levels 3 and 4.	B4 Mixed Use	Clause 4.4 Floor space ratio	<p>The proposal results in a technical non compliance. The proposal maintains the existing building envelope and by changing the use of the voids creates calculable floor space. The departure from the standard is not discernible from surrounding properties and maintains the existing bulk.</p>	0.4%	Council	19/06/2020