

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
LDA2017/0548	4, 5, 6 7	13050 321207		8 to 14	North Road	Ryde	2113	4: Residential - New multi unit	RLEP 2014	R2 Low Density Residential	4.3 Height of buildings	The development is in the public interest as it will provide additional housing to cater for the market demand which is projected to increase in the coming years. It is consistent with the zone objectives and the bulk and scale is consistent with the surrounding development. It also provides a variation of housing type in an area dominated by single detached dwelling houses.	3.60%	Council	7/11/2018
LDA2018/0058	G & H	309631		52	Blaxland Road	Ryde	2112	9: Mixed	RLEP 2014	B4 Mixed Use	4.3 Height of buildings	The non-compliance is associated with the lift overruns only. The height is also compatible with the context of the site. The existing urban character, which is dominated by the Top Ryde Shopping Centre, is located on the opposite side of Blaxland Road, to the west. It is therefore considered that strict compliance with the development standard would not result in any apparent benefits to adjoining sites or the public.	5.40%	Council	11/10/2018
LDA2018/0114	B	371573		32	Frannces Road	Putney	2112	2: Residential - Single new dwelling	RLEP 2014	R2 Low Density Residential	4.3 Height of buildings	The variation to the floor space can be supported. The building height is consistent with other dwellings on the north eastern side of Frances Road. The height of the building does not cause significant overshadowing to the adjoining properties, and is compatible with the character of the area. In these circumstances, strict compliance by a redesign will not reduce the bulk and scale of the development, nor will it impact the amenity of the neighbouring properties. Compliance with the development standard would be unreasonable and unnecessary.	8%	Council	30/11/2018
LDA2018/0235	3	23290		471	Blaxland Road	Denistone East	2112	3: Residential - New second occupancy	RLEP 2014	R2 Low Density Residential	4.1B Minimum lot sizes for dual occupancies	The non-compliance is minor and the proposal is compliant in all other respects and does not result in any adverse impacts on the amenity of adjoining residents. The site is also capable of supporting the proposal and the design is compatible with the streetscape and character. The proposal is therefore satisfactory and as such, the variation is supported.	0.95%	Council	10/12/2018
LDA2018/0292	260	28396		1	Edmondson Street	North Ryde	2113	3: Residential - New second occupancy	RLEP 2014	R2 Low Density Residential	4.1B Minimum lot sizes for dual occupancies	The proposal does not adversely impact neighbouring properties. The bulk, scale, massing and height is in conformity with the other housing in proximity to the site. Furthermore, approval relating to the miniscule non-compliance will not create an undesirable precedent. It is therefore considered that there are sufficient environmental planning grounds to justify the minor contravention from the development standard. As such, the proposed variation to the development standard is supported.	3.60%	Council	17/12/2018
LDA2018/0323	4	543014		125	Agincourt Road	Marsfield	2122	4: Residential - New multi unit	RLEP 2014	R2 Low Density Residential	4.3 Height of buildings	The variation is located centrally within the site and will not be visible from the street or perceptible from adjoining properties and the proposal is compliant in all other respects and will not result in any adverse privacy or overshadowing impacts on adjoining properties. It is also compatible with the streetscape and character of the area. As such, the proposed variation to the development standard is supported.	9%	Council	20/12/2018
LDA2018/0383	B	419543	A	66	Pellisier Road	Putney	2112	13: Subdivision only	RLEP 2014	R2 Low Density Residential	4.1A Dual occupancy (attached) subdivisions	Compliance with the development standard would be inconsistent with the aims of the Ryde LEP 2014 and strict compliance with the development standard would prevent the dual occupancy from being strata subdivided. The proposed variation is very minor and in this situation, considered satisfactory as the refusal of the application would be considered a negative outcome for the provision of housing choice in the area.	0.40%	Council	12/11/2018
LDA2017/0539	12	7855		20	Mitchell Street	Putney	2112	1: Residential - Alterations & additions	RLEP 2014	R2 Low Density Residential	4.3 Height of buildings	1. The proposed development is a permissible use, is consistent with the zone objectives under the RLEP 2014. The development is compliant with the development standards with the exception of the maximum building height. The variation however does not result in the loss of amenity to the subject site or adjoining properties and is considered to be in the public interest as it contributes to the streetscape and character of the area. Therefore, the variation is considered reasonable and consistent with the objectives of the Clause.	5%	Council	17/10/2018
LDA2018/0339	1	1197755		7	North Road	Ryde	2112	5: Residential - Seniors Living	RLEP 2014	R2 Low Density Residential	4.3 Height of buildings	Despite the increased height for the lift overrun of the new lift shaft, the proposal is considered suitable and appropriate in terms of accessibility and useability of the existing roof top terrace on the north eastern side of the building and is unlikely to result in any adverse amenity impacts on the adjoining properties. The proposed variations will allow appropriate and equitable access and weather protection to the existing communal open space located on the roof. The development is unlikely to cause any unreasonable impacts on the adjoining properties. For this reason there are sufficient planning grounds to justify the non-compliant height of the dwelling.	27.90%	Ryde Local Planning Panel (IHAP)	13/12/2018
LDA2017/0312	100	771721		312	Victoria Road	Gladesville	2111	9: Mixed	RLEP 2014	B4 Mixed Use	4.3 Height of buildings	The non-compliance in height does not result in an exceedance in the floor space ratio. The building elements associated with the variation to the height of buildings control (apartments and lift overrun) are located towards Victoria Road and indented in from the side boundaries, as such there are no additional visual impacts or privacy impacts associated with the variation. The additional shadowing created by the variation is minimal when compared to the shadowing resulting from a height complaint scheme for the site and will not adversely impact on any adjoining properties. The development is consistent with the desired future character of the locality and therefore the variation is supported.	16% to 19.2%	Ryde Local Planning Panel (IHAP)	11/10/2018
LDA2018/0048	1	730371 SP 20107		102 to 104	Bowden Street	Meadowbank	2114	4: Residential - New multi unit	RLEP 2014	B4 Mixed Use	4.3 Height of buildings	The development is consistent with the objectives of both the height of buildings control and the B4 Mixed Use zone. The proposed variation to the height of buildings control is considered appropriate as the proposal is compliant with RLEP 2014 FSR control. Level 4 (top level) of the development includes a terrace area for the use by residents. The communal open space is orientated away from traffic noise on Bowden Street, however is afforded considerable solar access due to its location on the roof of the development. The building elements associated with the variation to the height of buildings control is due to the slope of the site. The additional shadowing created by the built form and the associated lift overrun is minimal when compared to the shadowing resulting from a height complaint scheme for the site. There are no additional visual impacts or privacy impacts associated with the proposed development. Accordingly the proposed variation is supported.	14.80%	Ryde Local Planning Panel (IHAP)	13/12/2018