

DA reference	Address	Standard varied & Extent of variation	Justification of variation	Approved	Concurring authority
LDA2021/0372	27 Railway Road Meadowbank	Clause 4.3 Height of buildings varied by 8.4%	The roof form and the lift overrun result in the height exceedance. The proposed variation is satisfactory in this instance as the proposed development with its three-storey form would not be out of proportion with or uncharacteristic with other surrounding developments found within the immediate locality.	7/04/2022	Ryde Local Planning Panel
LDA2022/0005	20 Neil Street North Ryde	Clause 4.1A(b)(iii) varied by 9.4% & Clause 4.1A(b)(i) & Clause 4.1B(2)(a) varied by 1.36%	<p>The site area required to erect a dual occupancy is 580m² whereas this site has an area of 572.1m². The variation to the overall site area at 1.36% is minor and will not be evident when the site is viewed from the public domain. The site is a corner allotment and the proposed development complies with the DCP controls. The dual occupancy has been designed so that it address both street frontages with the proposal adopting a single driveway design and pedestrian entries addressing the two separate street frontages. These features contribute to the building presenting to the street as a single dwelling.</p> <p>With regard to the minimum subdivision lot size for a dual occupancy, one of the lots results in an area of 262.74m². This variation occurs due to the need to retain two trees located near the Neil Street frontage. This has pushed the dual occupancy further back on the site and results in one allotment having a smaller area than the 290m². The retention of the trees is important from a streetscape perspective and retaining the character of the area. The smaller allotment has provided all of the required facilities for a single dwelling such as open space, car parking and pedestrian access. The size of the dwelling on this allotment is also smaller to compensate for the reduced allotment size.</p>	21/04/2022	Council