

| Council DA reference number | Lot number | DP number | Apartment/Unit number | Street number | Street name | Suburb/Town | Postcode | Proposed Development | Environmental planning instrument | Zoning of land | Development standard to be varied | Grounds/ Justification for variation | Extent of variation | Determination | Date DA determined dd/mm/yyyy | Determination By: Council/JRPP/Delegation |
|-----------------------------|------------|---------------|-----------------------|---------------|------------------|-------------|----------|--|-----------------------------------|------------------------------|--|---|--|---------------|-------------------------------|---|
| 2010/0381 | 52 | 718214 | | 1 | Trafalgar Place | Marsfield | 2122 | External improvement works including lift and new internal mezzanine used for business premises. | Ryde LEP 2010 | B1 - Neighbourhood Centre | Clause 4.4 specifies that the floor space ratio in this zone should not exceed 0.5:1. | The new mezzanine floor level will increase the overall gross floor area of the building resulting in a FSR of 0.71:1. From a streetscape point of view the proposed development will still appear as it currently does except for the external upgrade of the building and the inclusion of the new elevator. The proposed development will fulfil the objectives of the zone and is generally in the public interest. | 42% | Approval | 13/04/2011 | Delegation |
| 2010/0331 | 1 & 12 | 776768 & 4481 | | 2-4 | Porter Street | Ryde | 2112 | Demolition of the existing buildings and construction of 2x6 storey mixed use residential/commercial buildings. The development will contain 61 residential apartments and approximately 647m ² of commercial floor space. Parking will be provided for 111 cars. | Ryde LEP 2010 | B4 - Mixed Use | Clause 4.3 specifies that the height of a building in this zone should not exceed 15.5m. | There is a breach in the height control of 3.7m for Building A and 2.7m for Building B. The variation is supported as the development is consistent with the existing character of the locality as well as the desired future character of the area and results in minimal impacts to adjacent development. | Building A: 23.9% Building B: 17.4% | Approval | 15/04/2011 | JRPP |
| 2011/0130 | 505 | 31194 | | 6 | Sager Place | East Ryde | 2113 | Demolition of rear garage and extend existing shop at rear and alter the front façade. | Ryde LEP 2010 | B1 - Neighbourhood Centre | Clause 4.4 specifies that the floor space ratio in this zone should not exceed 0.5:1. | The existing neighbouring properties exceed 0.5:1. The character and scale of proposal is consistent with existing and adjoining shops. There is no impact upon amenity. Total FSR will be 0.8:1. | 60% | Approval | 09/05/2011 | Delegation |
| 2011/0042 | 3 | 552249 | | 48 | Herring Road | Marsfield | 2122 | Use existing dwelling house as a dual occupancy. | Ryde LEP 2010 | R2 - Low Density Residential | Clause 4.4 specifies that the floor space ratio in this zone should not exceed 0.5:1. | The existing building exceeds the floor space ratio (0.507:1). The application proposed 2 car parking spaces in a stacked manner for each proposed residence which was not supported, so the 2 existing car parking spaces were allocated to a single residence. The additional car parking space (18m ²) was therefore calculated towards floor space which caused the floor space ratio to increase to 0.54:1. The variation to Council's development standards is acceptable as there are no proposed building works which have caused the floor space ratio increase. | 8% | Approval | 18/05/2011 | Delegation |
| 2010/0639 | 12 | 1158767 | | 23 | Trelawney Street | Eastwood | 2122 | To carry out alterations and additions to existing dwelling at No. 23A Trelawney Street, so as to create one dwelling on 23 and 23A Trelawney Street. | Ryde LEP 2010 | R2 - Low Density Residential | Clause 4.3 specifies that the height of a building in this zone should not exceed 9.5m. | The proposed dwelling exceeds the maximum permissible height by 250mm (from 9.5m to 9.75). There were no objections to the application and the proposal is not out of character with the streetscape. There is no adverse impact upon amenity. | 2.6% | Approval | 23/05/2011 | Delegation |

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| MOD 2011/0032 | 10 | 667482 | 241 | Blaxland Road | Ryde | 2112 | Section 96 - Demolition and erection of three level residential flat building with basement car parking. Modify the layout of the third level of the building by deleting the approved 1x two- bedroom and 1x three-bedroom unit and replacing with 3 x two-bedroom units. | Ryde LEP 2010 | R4 - High Density Residential | Clause 4.5B relates to density and specifies that the minimum site area for each 2 bedroom unit is 100m ² . | The proposed variation in density is 97.3m ² per 2 bed units (for 9 x 2 bedroom units). The overall bulk and scale of the building does not change as a result of the proposed development. Compliance with the DCP density standard could be achieved by converting one of the proposed two-bedroom units to a one- bedroom unit, however this would not change the external appearance of the building. | 2.7% | Approval | 08/06/2011 | Delegation |
| 2008/0531 | 21 & 4 | 1101233 & 1046090 | 144 | Wicks Road | Macquarie Park | 2113 | Construction of a commercial building containing 27340m ² of floor space and 309 car parking spaces. The development also includes site infrastructure works including roads, landscaping & stormwater management works. | RPSO | Part Business Special (Employment) 3(g) and part Business Special (Research and Development) 3(f) | 1. Clause 96 relates to floor space ratio. The subject site has a floor space ratio of 1:1 as indicated on the "Ryde Local Environmental Plan No 137 – Macquarie Park Corridor - Floor Space Ratio Restrictions" Map (FSR Map) that accompanies the LEP. 2. Clause 97 states that the height of a building on land within the Macquarie Park Corridor must not exceed the height shown for the land on the map marked "Ryde Local Environmental Plan No 137 – Macquarie Park Corridor – Height Restrictions". The LEP height map allows for a maximum height of 6 storeys on this property. | 1. The site area of this particular development consists of 18,031m ² . Combining this with the bonus for the road network results in a maximum permitted floor space of 26,311.9m ² . The development has proposed a gross floor area of 27,340m ² , which exceeds the control by 1,028.1m ² . The increased bulk and scale will not be noticeable as the development is viewed in context with the other buildings in the immediate locality. The development will still be consistent with the objective of the Act. In these circumstances, the SEPP 1 objection is considered to be well founded and can be supported by Council. 2. The definition of a storey in the RPSO and amended by LEP 129 means that this development ranges from 6 to 9 storeys. The applicant's SEPP 1 objection has demonstrated that compliance with the height control would be unreasonable and unnecessary. The reasons for the variation are considered to be well founded and in these circumstances, the objectives of the Act are considered to be achieved. | 1. 3.9% (FSR) 2. 0% to 50% (number of storeys) | Approval | 14/06/2011 | Council |