

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
LDA2012/0013	1	228757		55	Blaxland Road	Ryde	2112	Refurbish existing office building including facade works and building footprint extension.	Ryde LEP 2010	B4 - Mixed Use	Clause 4.3 specifies that the height of a building on land within this zone is not to exceed the maximum height of 15.5 metres.	The existing plant room is already 3m above the maximum permitted height. The proposed pergola roof will be over the maximum allowed height for only a small section. The variation will not significantly increase the bulk and scale of the building.	Between 7.7% & 19.4%	Approval	18/04/2012	Delegation
LDA2011/0644	12	711380		22	Giffnock Avenue	Macquarie Park	2113	Demolition of existing warehouse and construction of a 7 storey office building.	Ryde LEP 2010	B3 - Commercial Core	Clause 4.3 specifies that the height of a building on land within this zone is not to exceed the maximum height of 30 metres.  Clause 4.4 specifies that the floor space ratio for land within this zone should not exceed between 1:1 and 1.5:1 (the property goes over two FSR areas).	The maximum height is between 31.405m and 31.665m. The variation is restricted to the plant room; it will not result in any adverse impacts on the amenity of the adjoining properties. The height of the building is compatible with adjoining buildings and the future desired character of the area.  Including a bonus for proposed roads, the maximum permitted floor space is 12,397m <sup>2</sup> ; the development proposes 1,466m <sup>2</sup> above the maximum permitted floor space. The variation is consistent with the requirements of DCP 2010 and LEP 2010 in terms of providing the road network and increased community benefit. The bulk and scale of the building is appropriate for the site.	Height: between 4.7% & 5.6%  FSR: 11.8%	Approval	02/05/2012	JRPP
LDA2011/0648	1-6, A & D, 2-5	24099, 371644, 264285		1-9 & 407-417	Monash Road & Victoria Road	Gladesville	2111	Demolition of existing buildings (excluding the heritage listed cottage at 9 Monash Road) and construction of a 6 storey mixed use building comprising 70 residential units and 2520m <sup>2</sup> of retail floor space on the ground level over 3 levels of basement parking.	Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) 2010	B4 - Mixed Use	Clause 4.3 specifies that the height of a building on land within this zone is not to exceed the maximum height of 19 and 13 metres (the properties go over two height areas).  Clause 4.4 specifies that the floor space ratio for land within this zone should not exceed between 2.7:1 and 2.3:1 (the properties go over two FSR areas).	The proposal exceeds the maximum height of 19 metres by 500mm, which will not result in any substantial adverse impact on the visual amenity or daylight access of adjacent residential areas.  A floor space ratio of 2.5:1 is proposed; 459.3m <sup>2</sup> over that permitted on the sites. The proposed development does not result in unacceptable bulk and scale and does not unreasonably impact upon adjoining properties.	Height: 2.6%  FSR: 5.1%	Approval	02/05/2012	JRPP

LDA2011/0647	26	16334		23	Delmar Parade	Gladesville	2111	New part 2 and part 3 storey dwelling and pool.	Ryde LEP 2010	R2 - Low Density Residential	Clause 6.3 states that development consent must not be granted for development in the foreshore area except for sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, boat sheds, cycleways, walking trails or picnic facilities.	The development involves retaining walls, sandstone terraces, sandstone bench, seat and fill. These features are required to stabilise and landscape the foreshore; the bench and seat are compatible with the landscape treatment. The variation is acceptable as there will only be minor visual impact.	Retaining walls, sandstone terraces, sandstone bench, seat and fill	Approval	08/05/2012	Delegation
LDA2011/0615	3	16334		35	Delmar Parade	Gladesville	2111	Demolition, new part 2/part 3 storey dwelling, in-ground pool, rear boatshed with jetty, boat ramp and pontoon.	Ryde LEP 2010	R2 - Low Density Residential	Clause 6.3 states that development consent must not be granted for development in the foreshore area except for sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, boat sheds, cycleways, walking trails or picnic facilities.	The development involves stone retaining walls, which are required to stabilise and landscape the foreshore. The variation is acceptable as there will only be minor visual impact.	Stone retaining walls	Approval	09/05/2012	Delegation
MOD2012/0036	7	20245		91	Princes Street	Ryde	2112	Modifications to approved dwelling: alter size of dining room and location of external lift.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.4 specifies that the floor space ratio for land within this zone should not exceed 0.5:1.	The approved dwelling is 80.86m <sup>2</sup> above the permitted maximum of 233.95m <sup>2</sup> . This modification increases the floor space by another 5.71m <sup>2</sup> . This variation is considered minor and will not increase the existing footprint of the building.	Further variation of 2.4%	Approval	24/05/2012	Delegation
LDA2012/0109	1	SP 54908	1	90-92	Kent Road	North Ryde	2113	Alterations and first floor additions to strata dwelling.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.4 specifies that the floor space ratio for land within this zone should not exceed 0.5:1.	The proposed floor space ratio is 0.52:1, or a minor variation of 11.02m <sup>2</sup> . It is not considered that the variation will result in an unreasonable impact on the adjoining properties.	3.6%	Approval	05/06/2012	Delegation
LDA2011/0575	202	8902		3	Boulton Street	Putney	2112	Demolition, new 2 / 3 storey dwelling, rear pavilion including spa and front fence.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.3 specifies that the height of a building on land within this zone is not to exceed the maximum height of 9.5 metres.	The proposal exceeds the maximum height by 550mm, this is only on one side of the dwelling which is not visible from the street.	5.8%.	Approval	28/06/2012	Delegation