

| Council DA reference number | Lot number | DP 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 |
|-----------------------------|------------|-----------|---------------|-----------------|--------------|----------|--------------------------------------|-----------------------------------|---|--|---|--|----------------------|--------------------------------|
| 680/2008 | 118 | 28396 | 17 | Truscott Street | North Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | Res A Draft LEP R2 Low Density | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 557m ² ; a frontage of 15.24m and a width at 7.5m from the street alignment of 15.24m. In summary, the proposal is for a new dwelling on the existing lot and is considered satisfactory with Council's minimum site requirements. | Approximately 4% variation | N/A | 05/01/2009 |
| 688/2008 | 31 | 28396 | 22 | Ryrie | North Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | C | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 557.3m ² ; a frontage/width at 7.5m from the street alignment of 15.24m, and so the proposal does not comply with the minimum allotment size. The applicant has submitted a SEPP 1 objection in relation to this non-compliance which states that strict compliance with this development standard is unreasonable/unnecessary in the circumstances of the case, because the "subject allotment was approved with 557.3m ² prior to the 1979 Ryde (Planning) Scheme coming into effect". The SEPP 1 submission should be supported, in common with other recent approvals for dwelling houses on under-sized allotments throughout the City area. | Approximately 3.9% variation | N/A | 08/01/2009 |
| 674/2008 | A | 375938 | 21 | Welby Street | Eastwood | 2122 | 7: Residential - Other | RPSO | Res A & part reserved for road widening | Clause 41B 2(a)(i) & (b) (i) specifies that allotment is have a minimum area of not less than 580m ² for regular shaped allotment and 740m ² for a hatched-shaped allotment. | The proposed allotments will have a site area of 541m ² and 700m ² (exclude road widening and access handle). The SEPP 1 objection is supported as the proposed is not dissimilar to other nearby subdivision and will not hinder the proper development of the locality. It is possible to provide a new dwelling on the newly subdivided allotment which can generally complies with Council's requirement, with an existing dwelling on the front lot. | Variation of 7% and 5.5% respectively. | RTA | Deferred commencement 18/02/09 |
| 813/2008 | 2 | 36434 | 52 | Kent Road | North Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 579.71m ² ; a frontage of 15.85m and a width at 7.5m from the street alignment of 15.85m. A SEPP 1 Objection has been received in relation to the under sized allotment and is supported as the variation is less than 1%. | Variation of 0.05% | N/A | 17.02.2009 |

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|----------|-----|--------|-----|-------------------|-------------|------|--------------------------------------|------|-------|---|--|-------------------|-----|------------|
| 800/2008 | 16 | 29986 | 25 | Donnovan Street | Eastwood | 2122 | | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | Minimum site area required for the proposed development is 580m ² . However, the subject lot has an area of 464m ² . This does not comply with the minimum lot size requirement under the Ryde Planning Scheme Ordinance by 116m ² (20% variation). | Variation of 20% | N/A | 02/03/2009 |
| 818/2008 | 1 | 381630 | 52 | Cox's Road | East Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 557.41m ² ; a frontage/width at 7.5m from the street alignment of 15.24m, and so the proposal does not comply with the minimum allotment size. The applicant has submitted a SEPP 1 objection in relation to this non-compliance and which states that strict compliance with this development standard is unreasonable and unnecessary in the circumstances of the case, because the "subject allotment is an existing allotment of land (approved with 557.41m ² prior to the Ryde (Planning) Scheme coming into effect); and there are no future plans for further subdivision of the existing allotment". The SEPP 1 submission has been supported in common with other recent approvals for dwelling houses on under-sized allotments throughout the City area. | Variation of 4% | N/A | 03/03/2009 |
| 505/2008 | 7 | 16244 | 13 | Simpson Street | Putney | 2112 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has a width of 12.19m when measured at 7.5m from the street frontage. Complies with other requirements of Clause 46(1)(a). | Variation 18.73% | N/A | 06/03/2009 |
| 792/2008 | 45 | 24389 | 15 | Osgathorpe Road | Gladesville | 2111 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 529m ² ; a frontage of 18.9m and a width at 7.5m from the street alignment of 18m. In summary, the proposal is to replace an existing dwelling on an existing lot. The applicant has requested a SEPP 1 Objection for the minimum lot size, this is an 8% variation to the RPSO standard and considered satisfactory Council's minimum site requirements. | Variation of 8% | N/A | 20/03/2009 |
| 734/2008 | 3 | 306560 | 320 | Rowe Street | Eastwood | 2122 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 749.3m ² ; a frontage of 14.02m and a width at 7.5m from the street alignment of 14.02m. In summary, the proposal is for a new dwelling on an existing lot. A SEPP 1 objection has been lodged the area and frontage complies only the width at 7.5m from the street alignment does not comply with a 6.5% variation to control and is considered satisfactory. | Variation of 6.5% | N/a | 17-Mar-09 |
| 775/2008 | 598 | 28915 | 7 | Farrington Parade | North Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has an area of 481m ² ; a frontage of 15.85m and a width at 7.5m from the street alignment of 15.85m. In summary, the proposal is to build a new dwelling on an existing lot 17% variation. A SEPP 1 objection has been received and is considered satisfactory with Council's minimum site requirements. | Variation of 17% | | 25/03/2009 |

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| 192/2008 | 9 | 16334 | 3 | Clare Street | Gladesville | 2111 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has a frontage of 14.78 metres at a distance of 7.5m from the street alignment. | Variation of 1.5% | | 03/03/2009 |
| 501/2008 | 2 | 384660 | 12 | Western Crescent | Gladesville | 2111 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has a width of 14.35 metres at a distance of 7.5m from the street alignment. | Variation of 4.4% | | 3/03/2009 |
| 551/2008 | 19 | 36487 | 8 | Marilyn Street | North Ryde | 2113 | 2: Residential - Single new dwelling | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site has a site area of 545.5m2. | Variation of 5.9% | | 20/03/2009 |
| 1016/2007 | 5 | 1047085 | 197-223 | Herring Road | Macquarie Park | 2113 | 9: Commercial / retail / office | RPSO | Bus special (3h) | Clause 97 requires the building to be no more than 6 storeys in height. | The subject development will add 1 storey to an existing section of carpark which is currently 7 storeys in height. | Variation of 33.3%. | | 3/02/2009 |
| 596/2008 | B | 950885 | 26 | Eltham | Gladesville | 2111 | 1: Residential - Alterations & additions | RPSO | Res A | Clause 46 (1)(a) specifies that a dwelling shall not be erected on an allotment that is not hatchet-shaped, unless it has a site area of not less than 580 square metres; a frontage to a public road of not less than 10 metres; and a width of not less than 15 metres at a distance of 7.5 metres from the alignment of the public road. | The subject site area is 446sq.m. Site width of 9.7m below frontage of 10m. <ul style="list-style-type: none"> • Subdivision (and hence lot size) created over 80 years ago. • Development generally complies with all other aspects of DCP. | | | |