

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
2011/0257	39	7997		498	Blaxland Road	Denistone	2114	Affordable rental housing (under the Affordable Housing State Environmental Planning Policy) comprising 5x2 storey dwellings in one property	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.5A (a) specifies that the site area should have a minimum of 300m ² for each 3 bedroom dwelling. Clause 4.3 (2A) (a) specifies a maximum of 6.5 metres in height for dwellings that do not have frontage to street.	The minimum site area for this development is 1,500m ² but the site itself is 1,012m ² . The height ranges from 7.9m to 7.05m for the entire development. The variations were not supported and the application was refused.	Site area: 32.53% Height: 21.54% to 8.46%	Refusal	10/02/2012	Council
2012/0014	2	873241		14	Nicoll Avenue	Ryde	2112	Alterations and first floor additions	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 0.51:1. The increased variation represents a 2% variation (or 3.89m ²) on what already exists on the site. The variation is considered acceptable as the building footprint will not increase, there will be no potential visual impact on the streetscape and the proposed development meets the objectives of the zone.	2%	Approval	02/03/2012	Delegation
2011/0485	1	563745		84-92	Talavera Road	Macquarie Park	2113	Construction of a 9 storey hotel building comprising 168 hotel rooms and ancillary areas with car parking for 69 cars. The development also involves the construction of 232 residential apartments in 3 buildings of 8 storeys and parking for 315 vehicles.	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 21.5 metres.	The maximum height proposed is 31.5m. The variation is largely due to the topography of the site and because no development is occurring on a large portion of the eastern part of the site. In order to comply with the maximum FSR, variations have occurred to the heights of the buildings. The development satisfies the criteria outlined in clause 4.6 and the variation is acceptable.	46.51%	Approval	15/03/2012	JRPP