

Council DA reference number	Lot number	DP number	Apartment/Unit 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
LDA2012/0321	193	8902		278	Morrison Road	PUTNEY	2112	2: Residential - Single new dwelling	Ryde LEP 2010 DLEP2011 (Exhibit)	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 floor space ratio is 0.511:1. As the additional floor space area is within the basement level it does not increase the general scale and bulk of the development. The variation will allow an additional off street parking space within the basement which is considered reasonable.	2.20%	Council	09/01/2013
LDA2012/0367	1	8329		225	Morrison Road	PUTNEY	2112	8: Commercial / retail / office	Ryde LEP 2010 DLEP2011 (Exhibit)	B1 Neighbourhood Centre	Clause 4.4 specifies that the floor space ratio in this zone should not exceed 0.5:1.	The permissible FSR under LEP2010 for this site is 0.5:1; the FSR of the development is 0.64:1. Under Ryde LEP2010, the site area of 695m <sup>2</sup> means that the maximum permissible FSR would only allow a floor area of 347m <sup>2</sup> which significantly reduces the commercial potential of the site. The site is on a busy road, adjoins the Royal Ryde Rehab to the north west, is in a commercial village precinct with no residential properties adjoining. The development generally complies with height, bulk, envelope, scale and parking controls. Draft LEP2011 was adopted by Council on 13/03/2013 and is awaiting gazettal by the DOP and as such can be considered imminent. Under Draft LEP2011, the FSR permitted would be 0.8:1. In these circumstances it is considered to be an appropriate amount of development and fulfils the objectives of the BI Neighbourhood Centre zone.	28.0%	Council	19/03/2013