

Council DA reference number	Lot number	DP 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
2010/0622	18	28855	76	Winbourne Street	West Ryde	2114	Multi dwelling housing (attached) containing 3 units and strata subdivision.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.5A relates to density and states that the required site area for multi dwelling housing is 300m <sup>2</sup> per 1-3 bedroom dwelling and 365m <sup>2</sup> per 4+ bedroom dwelling.	The development requires a site area of 965m <sup>2</sup> , while the site is 27m <sup>2</sup> short at 938m <sup>2</sup> . There will be an additional bedroom within the building envelope. Deletion would not change height or bulk of building, so the variation is supported.	2.8%	Approval	07/07/2011	Delegation
2010/0506	1 & 2	SP 51324	36	Herring Road	Marsfield	2122	Change of use from a dual occupancy (attached) to a boarding house.	Affordable Housing SEPP & Ryde LEP 2010	R2 - Low Density Residential	Clause 29 of the AHSEPP states that a consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than the existing maximum floor space ratio for any form of residential accommodation permitted on the land. Clause 4.4 of the RLEP specifies that the floor space ratio for land within this zone should not exceed 0.5:1.	The proposed floor space ratio is 0.62:1, or 71.97m <sup>2</sup> over the permitted floor space. This application was refused by Council.  Subject to an appeal in the Land and Environment Court which is on-going.	24%	Refusal	02/08/2011	Council
2011/0354	1	1018323	65	Avon Road	North Ryde	2113	Alterations and additions to existing 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 0.519:1. The additional floor space does not add to the bulk and scale of the development when viewed from the street. The addition does not extend the existing building envelope. The design is compatible with the existing dwelling and would have minimal impact on both streetscape and adjoining properties.	3.8%	Approval	05/08/2011	Delegation
2011/0306	18	1003588	1	Richardson Place	North Ryde	2113	Subdivision of land into two lots.	Ryde LEP 2010	B7 - Business Park	Clause 4.4 specifies that the floor space ratio for land within this zone should not exceed 1:1.  Clause 4.5E (1) specifies the off-street car parking requirements for this site is maximum 1 space per 46m <sup>2</sup> .	Floor space ratio: The existing buildings on the site have a total floor space ratio of 1.02:1. The proposed subdivision of the site into two allotments will result in a floor space ratio of 1.38:1 for proposed lot 1. Due to the slope of the land there will be no obvious changes to the site.  Car parking: The existing buildings and car parking have already been approved on the site. The subdivision will result in 233 car parking spaces for lot 1 (1 space per 32m <sup>2</sup> ). As the improvements on the site are existing or under construction, the off-street car parking impacts and traffic flows have been considered under the previous approvals on the site.	FSR: 38%  Car parking: 30.4%	Approval	09/08/2011	Delegation

2011/0079	3	1043041	63-71	Waterloo Road	Macquarie Park	2113	Partial demolition of existing buildings and construction of a mixed use development containing commercial floor space and a serviced apartments building.	Ryde LEP 2010	B3 - Commercial Core	Clause 4.3 specifies that the height of a building on any land is not to exceed a maximum height of 30 metres.	The proposed commercial building exceeds the maximum permissible height by 1 to 2 metres. Variation relates to the plant room only. The bulk and scale of the development is satisfactory and there are no adverse impacts to the locality.	3.33% to 6.66%	Approval	17/08/2011	JRPP
2010/0383	L	24358	7	Wayella Street	West Ryde	2114	Subdivision into two lots, new dwelling on proposed lot B, alterations & additions to existing dwelling.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.1A (2) relates to minimum subdivision requirements and states that the minimum frontage for a hatchet shaped block is 3m and the minimum width of the access corridor is 3m.	Proposed lot B is a hatchet shaped lot and has a street frontage of 1.5m and an access corridor of 1.5m. The proposed involves a combined right-of-way arrangement that permits a 3m wide access arrangement. This arrangement will permit reasonable vehicular and pedestrian access.	50%	Deferred approval	06/09/2011	Council
2011/0197	46	31252	87	Melba Drive	East Ryde	2113	Alterations and additions to dwelling including first floor, rear deck and garage & driveway access.	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.3 (2) specifies that the height of a building within this zone is not to exceed 9.5m.	The proposal exceeds the maximum height by 970mm within the middle of the dwelling. Bulk and scale, overshadowing and solar access for the neighbour of the development is satisfactory and there is no adverse impacts to locality.	10.2%	Approval	13/09/2011	Delegation
2011/0427	1	1129793	600	Victoria Road	Ryde	2112	Temporary advertising signage - 2x pylon signs and 8 flagpoles.	Ryde LEP 2010	R1 - General Residential	Clause 2.8 (2) states that consent may be granted for development on land in any zone for a temporary use for a maximum period of 182 days in any period of 12 months.	The applicant wishes to use temporary signage for 18 months. The proposed development is not considered to compromise future development of the land, rather promote the marketing of stage one of the approved developments on the site.	200.8%	Approval	14/09/2011	Delegation