

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
2010/0291	22	210723	22	Dempsey Street	North Ryde	2113	Demolition and new two storey dwelling	RPSO	Residential '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 497.5m <sup>2</sup> ; a frontage of 16.995m and a width at 7.5m from the street alignment of 16.995m. In summary, A SEPP 1 objection has been lodged and the proposal is considered satisfactory with Council's minimum site requirements.	14%	Approval	28/10/2010	Delegation
2010/0198	B	324733	4	Hollis Ave	Denistone East	2112	Demolition and new two storey duplex	RPSO	Residential 'A'	56E (3) The Council must not consent to an application made to erect a duplex building on an allotment of land within Zone No. 2(a) unless the floor space ratio of dwellings on the land will not be more than 0.5:1.	The subject proposal has a floor space ratio of 0.503:1; Council's control is 0.5:1. Minor variation (2.39m <sup>2</sup> ), no unreasonable precedent, development complies with objectives of DCP 2010.	0.7% (FSR is 0.503:1, 2.39sqm over)	Approval	01/10/2010	Delegation
2010/0221	17	4826	49	Tarrants Avenue	Eastwood	2112	Demolition and new two storey dwelling	RPSO	Residential 'A'	Clause 46(1)(a)(iii) - minimum site width of not less than 15 metres at a distance of 7.5	The subject site has a width of 13.7m. Building block has been registered for many years, prior to the introduction of the Ryde Planning Scheme. Council's requirements for new development can be met for sites less than 15m wide	8.30%	Approval	19/10/2010	Council
MOD2010/0133	11	612277	448	Lane Cove Road	Macquarie Park	2113	Section 96 Modification to approved residential flat building.	RLEP 2010	High Density Residential R4	Clause 4.5B identifies density controls for multi dwelling housing in zone R4. The consent authority must not consent to the erection of a multi dwelling housing on land in R4 unless the area of the land on which that development is to be carried out is not less than the total of the area specified in the table. For each 2 bedroom dwelling a minimum site area of 196m <sup>2</sup> is to be provided.	As 5 two bedroom units are proposed, a site area of 980m <sup>2</sup> is to be provided. The site area is 974.8m <sup>2</sup> . This represents a shortfall of 5.2m <sup>2</sup> . Despite the non-compliance with the height control, the development satisfies the criteria outlined in clause 4.6 and the variation is acceptable.	0.50%	Approval	12/11/2010	Delegation
2010/0052			18	Tarrants Avenue	Eastwood	2122	Demolition and new two storey dwelling	RPSO	Residential '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 <sup>2</sup> ; a frontage of 18.29m, A SEPP 1 objection has been lodged and the proposal is considered satisfactory with Council's minimum site requirements.	7%	Approval	25/11/2010	Delegation
2010/0206			33	Abuklea Road	Marsfield	2122	Demolition, construction of a new two storey dwelling with garage below, inground swimming pool, front and return fences.	RPSO	Residential 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 proposal complies with Clause 46 (1)(a) with the exception of the site width at 7.5m from the street alignment, which measures 14.39m. The SEPP 1 objection is supported as the proposal involves a replacement dwelling on an existing lot.	4%	Approval	16/12/2010	Delegation

2010/0304	37	8097	7	Linton Avenue	West Ryde	2114	Demolition of existing dwelling, construction of new two storey dwelling and inground swimming pool.	RPSO	Residential 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 proposal complies with Clause 46 (1)(a) with the exception of the site width at 7.5m from the street alignment, which measures 12.95m. The SEPP 1 objection is supported as the proposal involves a replacement dwelling on an existing lot.	13.70%	Approval	23/12/2010	Delegation
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