

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
2011/0229	31 & 32	8787	64 & 66	Agincourt Road	Marsfield	2113	Demolition, multi dwelling housing (2x3 bedroom two storey villas at the front, 4x3 bedroom and 2x2 bedroom single storey villas to the rear) 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 2400m <sup>2</sup> , while the site is 22m <sup>2</sup> short at 2378m <sup>2</sup> . The identified departure from the density standards should not be a reason for the application to fail.	0.9%	Approval	03/11/2011	Delegation
2011/0513	7	20245	91	Princes Street	Ryde	2112	Alterations and additions to rear of dwelling including, rear deck and conversion of existing patio to dining room	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 proposal is for alterations and additions to an existing dwelling, which already has a floor space ratio of 0.64:1. The proposed floor space ratio is 0.67:1. The increased variation represents a 5.3% variation (or 12.6m <sup>2</sup> ) 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.	34.6%	Approval	06/12/2011	Delegation
2011/0386	1 & 2	SP 46822	51	Moirra Avenue	Denistone West	2114	2 lot subdivision - change strata title to torrens title for a detached dual occupancy	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.1 relates to minimum subdivision requirements and specifies that the minimum lot size for a new subdivision within this zone should not be less than 580m <sup>2</sup> .	The proposed lot sizes are 357m <sup>2</sup> and 384m <sup>2</sup> . The variation is supported as it conforms with lot sizes already approved under the existing strata subdivision.	Lot 1 = 38.4% Lot 2 = 33.8%	Approval	07/12/2011	Delegation
MOD2011/0103	Lot 1 in each DP	DP 1135199 DP 1135057 , DP 1135187 , DP 1135185	208-214	Blaxland Road	Ryde	2112	Modification to original approval for demolition and construction of a three storey residential flat building: • Delete 2 units and add 4 units to the 3rd floor • Alter the mix of units	Ryde LEP 2010	R4 - High Density Residential	Clause 4.5B relates to the density controls for this zone.	The proposal involves 3 x 1 bedroom and 23 x 2 bedroom units, which would require a minimum site area of 2510m <sup>2</sup> . The property has a site area of 2416m <sup>2</sup> , which is a shortfall of 94m <sup>2</sup> . It is considered that there is more likely to be a demand for 2 bedroom units than 1 bedroom units and therefore the proposed mix is suitable. It is considered that the circumstances are acceptable and that compliance is unreasonable and unnecessary.	3.7%	Approval	07/12/2011	Delegation
2011/0176	X & Y	404139	4 & 6	Linton Avenue	West Ryde	2114	Re-subdivision (boundary adjustment) involving 2 lots	Ryde LEP 2010	R2 - Low Density Residential	Clause 4.1 relates to minimum subdivision requirements and specifies that the minimum lot size for a new subdivision within this zone should not be less than 580m <sup>2</sup> .	Proposed Lot X will have a site area of 500m <sup>2</sup> . 4 Linton Avenue has been compromised by its 1943 subdivision and this proposal is an opportunity to reverse the adverse effects of this earlier subdivision. The proposed boundary adjustment meets the policy objectives of the LEP while also allowing for the better protection, presentation and amenity of the locally listed heritage item.	13.8%	Approval	15/11/2011	Council