

Housing Issues Paper

Supporting the Ryde Accelerated LEP Review
Housing Strategy

**Strategic Planning Team
January 2019**

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1.0 Executive Summary

This paper is to support the 2019 City of Ryde Housing Strategy to inform the background and context of the current housing profile in Ryde. Additionally, this paper will formulate and identify key issues with the current and future housing context in the City of Ryde.

In June 2018 Council entered into an agreement with the Department of Planning and Environment to implement the accelerated local environment plan (LEP) review program. Part of the objectives of this agreement is to review and update the LEP and all other relevant local planning controls to give effect to the North District Plan (NDP). An important part of the LEP review is to prepare a Local Housing Strategy that complies with the Local Housing Strategy Guidelines and Template released by the Department of Planning and Environment on 2 October 2018.

The Greater Sydney Commission's five District Plans came into effect in March 2018 and are a guide for implementing *A Metropolis of Three Cities - the Greater Sydney Region Plan* at a District level. The District Plans are 20 year plans to inform local environmental plans, community strategic plans and the assessment of planning proposals. They act as a bridge between the Regional Plan and Council Strategies as they help councils to plan and deliver for growth and change, and to align their local planning strategies to deliver place-based outcomes.

The North District Plan includes the Local Government areas of Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Mosman, Willoughby, Ryde and North Sydney.

The North District Plan has set a dwelling numbers target for each of the Council's within it for the period **2016 – 2021**. For Ryde the target is set at an additional **7,600 dwellings** (page 42 NDP). Each council is to develop 6-10 year housing targets iteratively through its housing strategy.

2.0 Purpose

The purpose of the 2019 Housing Strategy is to:

- Outline the policy context
- Examine housing demand and supply
- Provide consolidated policy objectives from a number of studies
- Recommend next steps
- Provide a response and recommendations to implement the NDP objectives and actions

The Local Housing Strategy (LHS) will be Council's response to the housing component of the North District Plan over the next 10 to 20 years. The LHS is to provide the evidence for Council's response and will include consideration of demographic factors, existing housing supply and demand for additional housing, including form and density to meet the needs of the Ryde community, and will also consider local land use opportunities and constraints.

The strategy will identify any 'gaps' in the provision of housing needs in the City of Ryde. This will include an assessment of the existing and approved housing (form and location) as well as the impact that the addition of *Part 3B – Low Rise Medium Density Housing Code* to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, will have on the amenity of different localities within the City of Ryde Local Government Area. The LHS Strategy must also consider options for addressing these gaps and impacts on the character and amenity of various centres in the local government area and community consultation on the options prior to the formulation of recommendations for changes.

Finally, this issues paper will provide a contextual background and help to outline the future housing strategies key focuses.

3.0 Background and Context

Housing provides shelter, safety and security and is a fundamental human need. Throughout a life, community's housing needs will change. For example, younger people may move out of the family home, or older people may seek to downsize or find accommodation with better access to facilities.

Housing outcomes also affect health and well-being. When housing choices are limited people may suffer from financial stress and lack of certainty. Long term residents may have close links with the local community and not wish to relocate due to changes in circumstances. This can create challenges if the right housing and choice is not available to the local community.

The affordability of housing also has transport implications as workers on lower incomes may be required to live further away and travel to work. This can create a subsequent strain on economic strength of Ryde and the infrastructure requirement to cope with high proportions of commuters. Furthermore, integrated transport options should allow for ease of movement around the Ryde LGA. This would be particularly valuable for workers in Ryde. The 2016 census indicated that 80.5% of the workers in Ryde live outside the LGA and travel to the area for work. (*economy.iD*)

Supplying an appropriate range of housing choice has a positive impact on the local economic conditions. Additionally a range of workers are required to support the viability of commercial and industrial uses in the City. By providing the right mix and availability of housing this can allow for more options to residents and workers in the Ryde area.

In late 2010 the City of Ryde undertook a targeted community and stakeholder consultation to help develop an understanding of the community's needs and this helped to formulate recommendations to Ryde Local Planning Study 2010 for Ryde Local Environmental Plan 2014 (RLEP2014). This included consultation with a number of City of Ryde Advisory Committees e.g. the Ryde Heritage Advisory Committee, and a series of public information and community consultation meetings about the master plans.

The substantive review of the Ryde LEP in 2010 provided strategies that addressed:

- Housing diversity, affordability and growth,
- Compact, sustainable and well-designed centres that are supported by public transport, community facilities and services including:
 - o Gladesville
 - o Ryde
 - o Shepherds Bay
 - o Eastwood
 - o West Ryde
 - o Macquarie Park
- The employment capacity in Macquarie Park
- The Urban Services lands in West Ryde and Gladesville industrial Areas
- Protection of heritage assets
- Protection of environmentally sensitive lands and assets

The comprehensive LEP amendment was brought into effect in 2014 and is less than 5 years old. Other LEP amendments implemented are the North Ryde Station Priority Precinct and the Macquarie University Priority Precinct.

4.0 Housing statistics

The City of Ryde LGA is an area of 40 square kilometres and is located in Sydney's North Western suburbs approximately 12kms from the Sydney CBD. The City occupies the majority of the land area between the Parramatta and Lane Cove Rivers. The City of Ryde has a population of 124,497 (2016) with 48.6% being males and 51.4% being females. 29.8% of the population of Ryde are under the age of 24 and 30.9% of the population are over 50 years old.

4.1 Housing Demand/Typology

There are 46,243 dwellings in the City of Ryde and hosts an average household size of 2.61 people per dwelling. The following is a breakdown of housing typology in Ryde;

Housing Type	% in Ryde
Free Standing House (Low Density)	46.2%
Medium Density	19.9%
High Density	33.0%

Dwelling Typology is an important determinant of the City of Ryde's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

There has been a 6.5% increase in high density dwellings in Ryde between the 2011 and 2016 census. (see table pg.7). There has also been an emerging trend regarding the total number of dwellings in the City of Ryde with an increase of 4,484 dwellings between the same periods. The largest changes in the type of dwellings found in the City of Ryde between 2011 and 2016 were:

- High density (+4,200 dwellings)
- Medium density (+155 dwellings)
- Separate house (-138 dwellings)
- Other (+72 dwellings)

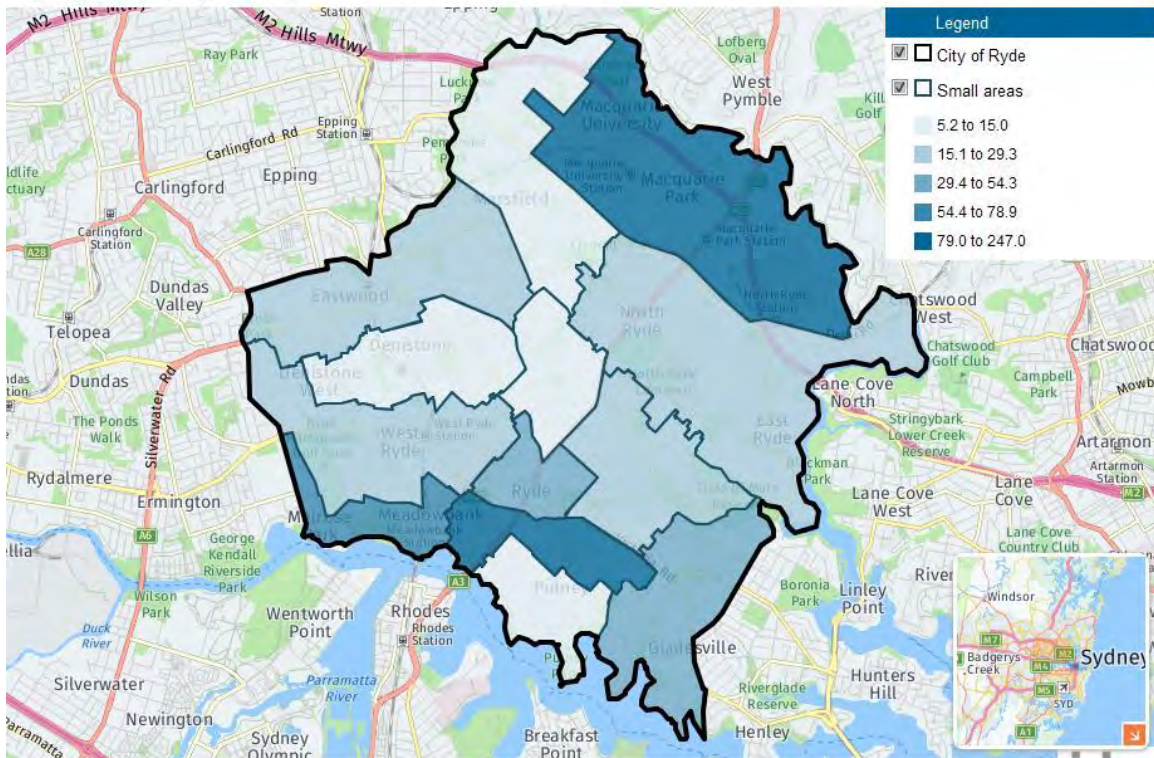
4.2 Supply

Ryde's population is set to increase by 42,612 by 2036 to 167,109 people a change of approximately 30.41%. Residential development forecasts on *Forecast ID* indicate that will be an increase of 1,010 dwellings per annum to 66,855 in 2036. This equates to an increase of 20,191 (43.3%) dwellings between 2016 and 2036.

Forecast dwellings and development (forecast.iD)						
City of Ryde	2016		2036		Change between 2016 and 2036	
Area	Number	%	Number	%	Number	%
City of Ryde	46,664	100.0	66,855	100.0	+20,191	+43.3
Denistone - Denistone East - Denistone West	2,365	5.1	2,686	4.0	+321	+13.6
Eastwood	5,004	10.7	6,090	9.1	+1,086	+21.7
Gladesville - Tennyson Point	4,593	9.8	5,945	8.9	+1,352	+29.4
Macquarie Park	3,586	7.7	12,412	18.6	+8,826	+246.1
Marsfield	5,315	11.4	5,591	8.4	+276	+5.2
Meadowbank - Melrose Park	2,826	6.1	4,364	6.5	+1,538	+54.4
North Ryde - East Ryde - Chatswood West	5,045	10.8	6,014	9.0	+969	+19.2
Putney	1,422	3.0	1,620	2.4	+198	+13.9
Ryde (Field Of Mars)	2,533	5.4	2,916	4.4	+383	+15.1
Ryde (Santa Rosa)	2,363	5.1	2,563	3.8	+200	+8.5
Ryde (South)	3,013	6.5	5,394	8.1	+2,381	+79.0
Ryde (Top Ryde)	3,153	6.8	4,562	6.8	+1,409	+44.7
West Ryde	5,446	11.7	6,698	10.0	+1,252	+23.0

Forecast dwellings and development map

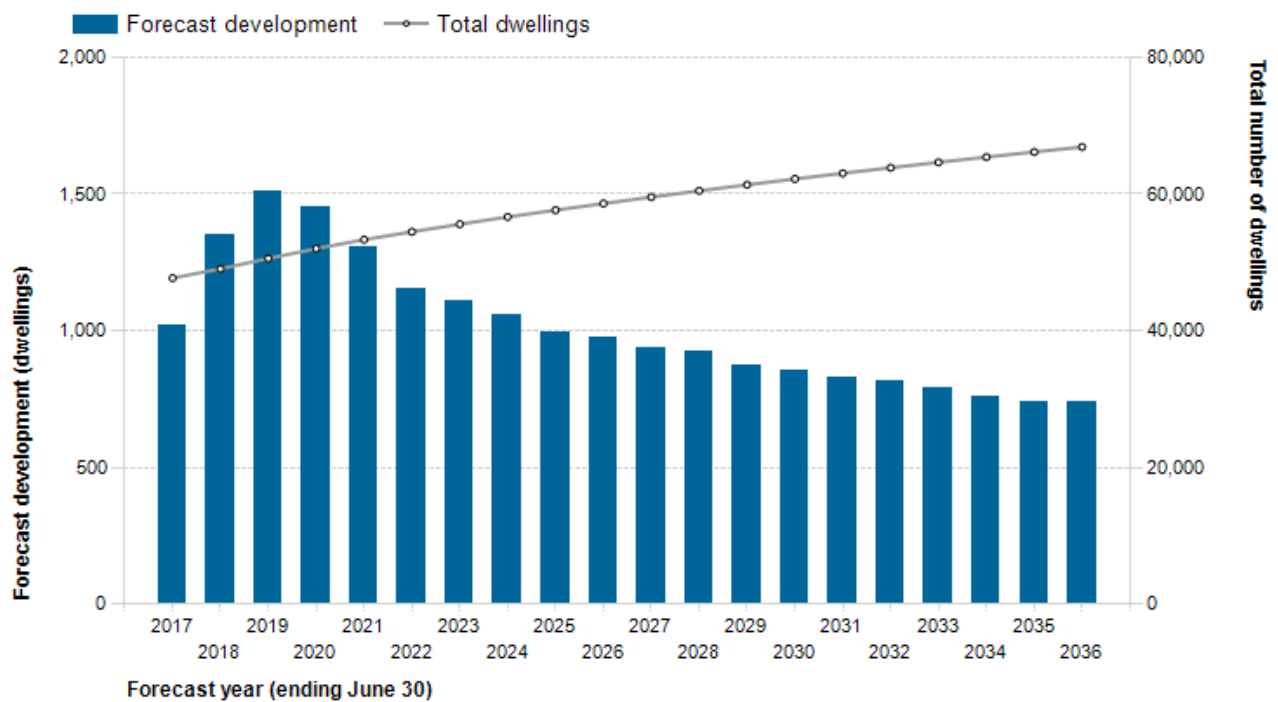
City of Ryde, 2016 to 2036 percent change



Source: Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017.

Forecast residential development

City of Ryde



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.

.id the population experts

5.0 Planning Framework

5.1 State Environmental Planning Policy (Exempt and Complying Development Codes) (Codes SEPP)

The Codes SEPP came into effect on 27 February 2009 and contained provisions setting out how detached dwellings/homes, extensions to dwelling houses and ancillary development such as swimming pools can be undertaken as complying developments on lots 450m² or greater. Division 1 of the Codes SEPP comprises of the General Exempt Development Code. It specifies 40 types of development of minor environmental impact that may be carried out as exempt development without the need for approval under the NSW Planning System.

The Department of Planning has advised that future amendments to the Codes SEPP will introduce other development types including single detached dwellings on lots less than 450 square metres and attached dwellings. The 450m² minimum lot size of the Housing Code indicates that consideration could be given to whether the minimum lot size within the City of Ryde should be reduced to match that of the Code. The Housing Code also contains a series of development standards including those for site coverage, setbacks, car parking, privacy and landscaping. There are discrepancies between Council's DCP dwelling houses controls and those of the Housing Code which raises the issue of potential disparate development within the low density residential areas of the City of Ryde.

On the 6 July 2018 State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Medium Density Housing) ('Missing Middle') came into effect. Under the Amendment the following could be permitted in the R2 Low Density Residential zone throughout the City of Ryde as complying development:

- dual occupancy developments on all land with an area of 580sqm and a width of 12m
- Multi dwelling housing (terraces) on land with an area of 900sqm and a width of 18m and
- Manor houses, which are a form of residential flat building on land with an area of 600sqm and width of 15m.

Ryde LEP 2014 currently permits Multi dwelling housing in the R2 zone, therefore under the SEPP Manor houses, a form of Residential Flat Building, and Multi dwelling housing (terraces) were to be permitted in the R2 zone. Multi dwelling housing in Ryde is permitted in the R2 zone subject to compliance with controls that ensure housing choice at a density which commensurate with supporting infrastructure and is sympathetic to the character and the intent of a low density residential zone. The introduction of Manor houses and Multi dwelling housing (terraces) through the SEPP will significantly impact on the existing character of the R2 low density residential zone and undermine the existing hierarchy of residential zones in Ryde, by introducing Medium density housing typologies inconsistent with the zone objectives and supporting infrastructure.

Dual Occupancy (attached) development are currently permitted in the R2 zone under RLEP 2014 subject to site controls which ensure all such development is able to be designed in a manner sympathetic to the existing character of surrounding development. In addition these controls ensure that such development is dispersed throughout the City.

Under the SEPP the site requirements are significantly less than those permitted under RLEP 2014 resulting in a significant increase in the number of allotments eligible to be developed for Dual Occupancy in the R2 zone. This will result in Dual Occupancy development becoming a dominate form of residential development type and significantly changing the character of neighbourhoods. To ensure the low density nature of the R2 Low Density Residential zone continues into the future as part of a balanced mix of low, medium and high density housing premises, a clear differentiation between the R2 zone and higher density residential zones within the City should be considered. Therefore, the land uses types permitted in the zone could consider reviewing and amended to reflect:

- the objectives of the R2 Low Density Residential zone as specified in LEP 2014,
- Council's desire to conserve and protect into the future the character of the built environment of the R2 Low Density Residential zone and
- A hierarchy of residential zones within the City.

5.2 State Environmental Planning Policy (Affordable Rental Housing) (ARHSEPP)

On 31 July 2009 the NSW State Government released State Environmental Planning Policy (Affordable Rental Housing) 2009. This SEPP aimed to encourage home owners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of both a growing population and existing residents. The Department of Planning has stated that the SEPP, in particular:

- encourages partnerships between private developers and community non-for-profit housing providers
- assist with the provision of housing close to major employment areas
- mitigates against the loss of any existing affordable housing
- supports innovative housing styles, including granny flats and new generation boarding houses; and
- delivers good urban design outcomes.

Affordable housing is defined as housing for;

- very low income households,
- low income households or
- moderate income households

The SEPP includes incentive provisions which seek to encourage a range of affordable accommodation types to meet different needs:

- Infill housing (dual occupancies, villas and residential flats)
- Secondary dwellings (granny flats)
- Boarding houses
- Supportive accommodation. (An existing residential flat buildings or boarding house used for a person who needs on-site support services.)
- Residential flat buildings built by housing providers, public authorities and joint ventures
- Residential development by the Land and Housing Corporation (Department of Housing)
- Group homes

Since the introduction of this SEPP there has been keen interest in building new granny flats and infill housing, but little interest to date in the other forms of affordable rental development. The Department of Planning is monitoring the impact of the SEPP across Sydney but no figures are yet available.

5.3 State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70)

State Environmental Planning Policy 70 (SEPP 70) - Affordable Housing identifies those Council areas where a need for affordable housing has been identified, the policy;

- a) Identifies that there is a need for affordable housing in the local government areas identified, and
- b) Describes the kinds of households for which affordable housing may be provided, and
- c) Makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.

Section 7.32(1) of the EP&A Act allows for the collection of contributions for affordable housing where a Council area has been identified as having a need for affordable housing in SEPP 70 subject to a number of conditions including:

- a) The consent authority is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area, or
- b) The consent authority is satisfied that the proposed development will create a need for affordable housing within the area, or
- c) The proposed development is allowed only because of the initial zoning of a site, or the rezoning of a site,

Development must only satisfy one of these conditions for Council to be able to require a contribution.

Under SEPP 70 there is also a set of '*Affordable Housing Principles*' these principles have to be regarded by the consent authority before imposing such conditions of a development consent.

- 1) Where any of the circumstances described in section 7.32 (1) (a), (b), (c) or (d) of the Act occur, and a State environmental planning policy or local environmental plan authorises an affordable housing condition to be imposed, such a condition should be imposed so that mixed and balanced communities are created.
- 2) Affordable housing is to be created and managed so that a socially diverse residential population representative of all income groups is developed and maintained in a locality.
- 3) Affordable housing is to be made available to a mix of very low, low and moderate income households.
- 4) Affordable housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.
- 5) Land provided for affordable housing is to be used for the purpose of the provision of affordable housing.
- 6) Buildings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing.
- 7) Rental from affordable housing, after deduction of normal landlord's expenses (including management and maintenance costs and all rates and taxes payable in connection with the dwellings), is generally to be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing.
- 8) Affordable housing is to consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the vicinity.

5.4 Greater Sydney Commission – Metropolis of Three Cities Plan

The Greater Sydney Region Plan, A Metropolis of Three Cities:

- Sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters
- Informs district and local plans and the assessment of planning proposals
- Assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes
- Informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.¹

5.5 Greater Sydney Commission – North District Plan

The North District covers Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches, Ryde and Willoughby local government areas.

This North District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. The District Plan also assists councils to plan for and support growth and change, and aligns their local planning strategies to place-based outcomes. The Plan guides the decisions of State agencies and informs the private sector and the wider community of approaches to manage growth and change. Community engagement on the District Plan has contributed to a plan for growth that reflects local values and aspirations, in a way that balances regional and local considerations.²

¹ <https://www.greater.sydney/metropolis-of-three-cities/about-plan>

² <https://www.greater.sydney/north-district-plan/about-plan>

5.6 Ryde Local Environmental Plan 2014 – (RLEP2014)

Council prepared a Local Planning Study in 2010 to respond to the Metropolitan Strategy and Inner North Draft Subregional Strategy. The Local Planning Study aimed to guide the preparation of a new comprehensive local environmental plan (LEP) for the City of Ryde. The LEP contained overarching planning objectives and planning provisions that were to guide the future of development within Ryde.

The 2010 Local Planning Strategy that formed the basis for RLEP2014 was complimented and supported by three over-arching strategies which represented the “blueprint” for Ryde to cover the next 20 years (2030).

The strategies were:-

- Ryde 2021 Community Strategic Plan, prepared by the City of Ryde
- Sydney Metropolitan Strategy, prepared by the Department of Planning
- Inner North Draft Subregional Strategy, also prepared by Dept. of Planning.

COR Local Planning Study 2010 confirmed that a target of 12,000 additional dwellings by 2031 could be met. The study recommended new LEP and DCP controls which were brought into effect to:

- Allow villa and duplex buildings throughout the low density residential areas to deliver diverse, affordable homes for families, lone person and ageing households.
- Encourage duplex development by allowing Torrens title strata subdivision (minimum lot size required).
- Protect the character of the low density residential areas
- Focus growth in compact well serviced centres, while protecting the character and amenity of low density residential areas.

The purpose of the 2010 City of Ryde Local Planning Study was:

- to guide future growth in Ryde over the next 10 years through a range of land use planning initiatives;
- to inform the comprehensive Local Environmental Plan (LEP2011);
- to review and respond to the directions and actions of the Metropolitan Strategy and Draft Inner North Subregional Strategy, in particular to respond to the 12,000 dwelling target and 21,000 jobs target set for the City of Ryde by the Draft Inner North Subregional Strategy.

5.7 City of Ryde Community Strategic Plan 2028

This Community Strategic Plan builds on The City of Ryde 2021 Community Strategic Plan and responds to the latest forecasts on how the city will grow and change, and the feedback and inputs Council received from residents and community leaders over many months of consultation.

The Plan sets out our priorities under seven key outcomes for Ryde's future, and how we will measure and monitor our progress towards these aspirations.

The seven priorities are;

- 1) **A vibrant and liveable city** - Ryde is a city of welcoming and vibrant neighbourhoods – a range of well-planned clean and safe neighbourhoods and public spaces, designed with a strong sense of identity and place. They are places with character that support sustainable growth and demographic change.
- 2) **An active and healthy city** - The City of Ryde is an active and healthy community, with diverse recreational spaces and opportunities for people of all ages, abilities and backgrounds. People can easily gather in public spaces or at community events that bring residents together, helping everyone to feel part of the Ryde community
- 3) **A natural and sustainable city** - The City of Ryde's open spaces and natural areas provide breathing spaces. People can easily access protected catchments and waterways. The built environment retains local character and heritage while providing contemporary energy and resource savings and sensible waste solutions.
- 4) **A smart and innovative city** - The City of Ryde is designed and planned to encourage new investment, thriving local businesses, local jobs and business opportunities. Community and businesses flourish in an environment of innovation, progression and economic growth.
- 5) **A connected and accessible city** - Ryde is a city where it is easy, safe and convenient for people to get to work, visit friends or shops, or use local facilities and services. Walking, cycling and public transport are easy to use and well connected throughout the city.
- 6) **A diverse and inclusive city** - The City of Ryde is home to a diverse community, where people celebrate their similarities and differences. The city includes diverse cultural spaces and places for people to come together. This rich social, cultural, historical and creative tapestry provides an enduring legacy for future generations.
- 7) **An open and progressive city** - The City of Ryde is well led and managed, supported by ethical organisations that deliver projects and services to the community by listening, advocating and responding to their needs. The community and residents are actively engaged in shaping the future of our City.

5.8 Analysis

A key action of the Draft Inner North Subregional Strategy was the setting of a target of 12,000 additional dwellings to be delivered by the City for Ryde's principle local environmental plan by 2031. This was the basis of the 2010 Housing Study that responded to the Draft Inner North Subregional Strategy. It was the intention that Inner North Councils planned for sufficient zoned land to accommodate their local government area housing targets through their Principal LEPs. As a result of the 2010 Housing Study City of Ryde Council demonstrated in the Dwelling Numbers Study that the 12,000 dwelling target could be met.

6.0 Dwelling Numbers/Current Dwelling Profile

The following dwelling figures were collated using Local Development Application (LDA) information held by Council. LDA approvals help to account for dwellings that are approved by Council. The numbers below reflect “additional dwellings” to the City of Ryde LGA. Anticipated dwelling figures were calculated for residential zones based on the average additional dwellings approved from 2014 to 2017.

6.1 Dwelling Figures Summary Table

Total Number of anticipated dwellings to be delivered in City of Ryde Residential Zones 2016-2021

Total Number of Dwellings to be Delivered 2016-2021		
Zone	Dwelling Delivery	Future Potential Dwellings
R1	509	0
R2	1372	262
R3	0	0
R4	95	19
Total	1976	281
	Gross Total	2,257
Note: 1. All figures based on a 2 year delivery period between LDA/CDC approval and delivery of dwellings. 2. SPs registered on and after 1 January 2016. 3. Includes projected dwellings figures for 2019.		

Total Number of anticipated dwellings to be delivered in Ryde Town Centres 2016 – 2021

Town Centres	Dwelling Delivery
Meadowbank Urban Village	3075
Ryde Town Centre	502
Gladesville Town Centre	783
Eastwood Town Centre	791
West Ryde Town Centre	40
Macquarie Park Corridor	3629
North Ryde Station Precinct	1709
Total	10,490

Total Number of anticipated dwellings to be delivered in the City of Ryde 2016 – 2021

City of Ryde	Dwelling Delivery 2016 - 2021
Residential Zones	2,257 (includes 281 in potential dwellings for 2019)
Town Centres	10,529
Total	12,786

7.0 Housing Issues, Constraints & Diversity

7.1 Meeting State Government dwelling targets

The Ryde LEP 2014 has the development capacity to enable Ryde to meet the 5 year dwellings target in the North District Plan. Detailed analysis indicates that approximately 13,000 additional dwellings will be completed in Ryde LGA by 2022 substantially exceeding the 7,600 target set in the North District Plan. About 2,300 of these will comprise medium density and secondary dwellings in the low density residential zones and 10,500 additional dwellings will comprise apartments.

Council's records of current approvals and development (ATTACHED) have been assessed under the current planning controls indicate that this target will be achieved and exceeded. These figures, when considered in relation to potential future housing, also indicate that a projected target based on traditional past growth rates may not be appropriate.

Additionally, the majority of Ryde's housing stock comprises of apartments and detached dwellings of 3 or more bedrooms. The proposed Housing Strategy will focus on diversity, affordability and set the 6-10 and 20 year targets. Furthermore, the housing strategy will address housing supply gaps, by identifying types of housing that is required to address particular needs and the demand based on expected population growth and housing supply trends. The Housing Strategy will also provide land use planning approaches and mechanisms to deliver those options.

The State Government now has a number of mechanisms available to intervene in the supply of residential housing (Urban Activation Precincts, gateway reviews of planning proposals, future subregional plans and declaring projects as state significant) and this creates some uncertainty as to the number of dwellings that may be achieved in the future. The introduction of urban activation precincts by the State Government has caused increased stress on infrastructure, such as public transport and traffic congestion and has provided the increased housing stock over and above the housing target that is set for Ryde in 2021.

Recommendation	
1.1	Confirm that the current North District Plan 5 year target can be met within the Ryde LGA and set the expectation for 6-10 and 20 year housing targets for Ryde.
1.2	Identify supply gaps and demand based on population growth, housing trends and demographics to enhance housing diversity.
1.3	Investigate the impacts of UAP's introduced by the State Government and identify the necessary measures for Ryde to take to ensure the liveability and amenity of Ryde is retained. This will also identify how the potential increased stress on infrastructure, public transport and open space provision can be mitigated.
1.4	<i>Find an effective measure to project housing targets without relying on previous supply.</i> Housing figures have been achieved based on the past targets, but this type of delivery rate cannot be expected in the future and has led to out of sequence development between housing and infrastructure. Furthermore, the current pace of development is no longer able to be supported based on a previous target, this will further encourage more out of sync approach to housing development in Ryde.

1.5	<i>Evaluation of current planning controls</i> Most of the easy development sites are disappearing, for example Shepherds Bay, Meadowbank and Macquarie Park. This will begin to re-focus future growth within Town Centres that have the capacity for growth and the incentive for redevelopment. The housing strategy should ensure evaluation of the current controls to ensure this growth is viable. A review into the current planning controls for apartment development with a view to recommend changes, if necessary, to achieve development that meets the needs of the current and predicted future community.
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Given the current dwelling figures, the Housing Strategy focus need not be based on additional growth, but on directing and guiding the current known growth based on infrastructure provision and character of localities. The focus and assessment should include consideration of whether projected targets, based on previous growth, are appropriate and whether such projections are achievable based on current and planned infrastructure provision.

7.2 Providing a suitable range of dwelling types

People's housing needs change over time as people go through different life stages. Household structure is anticipated to change over time with more lone person and couple only households. This will lead to demand for smaller dwellings. There is also a substantial push for medium density developments that will cater for multigenerational living.

Whilst Council has current planning controls for apartment development an assessment of the resulting development approvals needs to be undertaken to consider if that development is appropriate and meet the needs of the current and predicted future community. A review of the current planning controls is required to determine if changes are required. Changes may relate to size of apartments (i.e., more bedrooms, minimum apartment floor area or more studio apartments), need for more seniors housing or student or key worker accommodation, development design (considering aesthetics and safety) and amenity for residents, etc.

Recommendation	
2.1	Assessment of options and consideration of the demand for appropriate diversity in housing and recommendations for changes if required
2.2	A particular issue to be addressed in the Housing Strategy is the relationship between the Codes SEPP and Ryde LEP 2014. Subject to conditions, Ryde LEP permitted infill medium density development throughout the low density residential areas, to provide affordable, diverse housing types. The Codes SEPP overrides Ryde LEP and the Housing Strategy will need to consider options for medium density housing that continues to achieve Council's aims of protecting the valued character of residential suburbs while allowing for medium density development. Develop recommendations for medium density development including potential R3 land use zones and reasons for their preferred options.
2.3	Investigate options for changing the current apartment dwelling ratios to include more 4 bedroom units and the feasibility. Furthermore, investigate the demand for terrace housing and medium density housing options to suit families and Ryde LGA demography.
2.4	Growing and age: Investigate the provision of seniors housing, which includes identifying housing options for older populations to downsize whilst maintaining access to commercial areas and public transport.
2.5	Design Excellence: Investigate the R2 height control (are we losing character because of the height currently permitted?) and setbacks to create better outcomes? What's the community's response to character is there a relationship between controls and the community's perceived character of an area?
2.6	Is 'build to rent' model a viable option that could create new affordable housing in Ryde recommend planning control options to help encourage.
2.7	<i>Adaptable housing</i> : Investigate provision of housing for aging population and people with disabilities. Provide options on how adaptable housing could be introduced into new developments.

7.3 Medium Density Housing Code (Missing Middle)

Council currently has a large number of apartment and existing detached dwelling houses. However, current and projected medium density development, particularly with the introduction of Part 3B of the SEPP, indicates that a substantial review of planning for multi dwelling housing development is required to provide for appropriate increased diversity in housing density and form.

The Ryde Local Environment Plan 2014 currently permits Dual Occupancy and Multi Dwelling Housing in the R2 Low Density Zone. As a result of this the introduction of Part 3B of the SEPP will potentially significantly increase multi dwelling housing which may have an adverse impact on the character and amenity of much of the LGA.

On the 6 July 2018 State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Medium Density Housing) ('Missing Middle') came into effect. Under the Amendment the following could be permitted in the R2 Low Density Residential zone throughout the City of Ryde as complying development:

- dual occupancy developments on all land with an area of 580sqm and a width of 12m
- Multi dwelling housing (terraces) on land with an area of 900sqm and a width of 18m and
- Manor houses, which are a form of residential flat building on land with an area of 600sqm and width of 15m.

Recommendation	
3.1	RLEP2014 currently permits Dual Occupancy and Multi Dwelling housing in the R2 Low Density Zone. As a result of the introduction of Part 3B of the SEPP will have potentially adverse impact on the character and amenity of much of the LGA. The Strategy needs to propose options for the provision of multi dwelling housing development; assess the impacts of those options and make recommendations for change. Options may include, but not be limited to, the following: - Amend the R2 zone and introduce an R3 zone in various localities, - Amend lot size or other planning controls to direct medium density development to appropriate localities that can be serviced by existing infrastructure and be consistent with the character of the locality, - Consider a Part 3B SEPP exemption or amendment for Ryde Council. - Assess the impacts of the status quo in relation to multi dwelling housing, - Other options as appropriate.
3.2	Assess impact of land value and economics of removing multi-dwelling housing from the R2 zone. Provide options for alternative land uses to offset that removal?
3.3	Discuss options for new permissibility tables for each zone and the objectives that accompany this.

3.4	Identify R3 zones and investigate the merit in expanding these areas. This could include; - Identifying patterns (e.g. concentrations 580+sqm sites) in the current approach; or - Areas with laneways and sites with dual frontages - Addressing the issues on LGA boundary lines e.g. Melrose Park/Wharf Rd and West Ryde Gladesville IN2 areas - South side of Epping Road - Options for housing around Meadowbank Education precinct - Transition from low density to high density areas - Well serviced by transport - Large sites – e.g. TG Milner Field
3.5	Examine the options for new R3 transitional areas between IN2 / R2 and B4 / R2 Need to mount an argument for the current infill development approach for dual occupancy – it has operated successfully for 20 years. Could the missing middle be used as a transition to town centres – the reason Council did not do this in 2010 was because it created small lots around town centres thus reducing capacity for expansion of some centres. This may not be an issue in the future if Council does not intend on expansion of the centres, rather leaving room only for intensification of density remaining in the centres. Provide a statement or summary of what this R3 zone should provide. Currently the existing R3 zones do not have a consistent character. An assessment of what the R3 zone should look like and how it should work to provide effective and good outcomes.
3.6	Investigate the potential of ‘<i>Growth Compacts</i>’ & ‘<i>Value Capture</i>’ and whether they would be beneficial in the City of Ryde. Linking housing growth to infrastructure provision; what are the steps for introduction and implementation?



Terrace Housing at Putney Hill

7.4 Affordable Housing

The State Environmental Planning Policy (Affordable Rental Housing) 2009 and the State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes) are policies which encourage the development of new affordable housing and the maintenance of existing affordable housing.

These two SEPP's that set out guidelines regarding affordable housing in NSW. Below the two SEPP's are addressed with regard to their impact and relation to Ryde.

7.4.1 SEPP (Affordable Rental Housing) 2009

Affordable rental housing is designed to increase the amount and diversity of housing for people with low to medium incomes. The NSW Government has a State Environmental Planning Policy (SEPP) on Affordable rental housing (AHSEPP). The AHSEPP seeks to encourage partnerships between private and not-for-profit housing providers to deliver a new supply of affordable housing, assists in the provision of affordable housing closer to major employment areas, consistent with the State Plan, mitigate against the loss of any existing affordable housing, support innovative affordable housing styles, including granny flats and new generation boarding houses and delivers good urban design outcomes. There are several housing typologies that are accepted forms of affordable housing including Granny Flats and Boarding Houses.

7.4.2 Affordable Housing (SEPP 70)

The City of Ryde currently has an affordable housing policy that provides a framework to advocate for, provide and manage affordable housing in the Ryde LGA. Council has produced an Affordable Housing Policy to help address housing affordability for essential key workers within the Ryde and to lessen the negative impacts that housing stress can have across a community. The Policy seeks to intervene in creating increased levels of affordable housing for household who are currently on very low, low and moderate incomes into the future. The Affordable Housing Policy identifies a clear target that 5% of new dwellings built between 2016 and 2031 will be affordable dwellings. Typically local government do not intervene directly in the increasing of supply of affordable housing dwellings but the City of Ryde intends to be a leading Council in Sydney to provide affordable housing, working alongside the NSW Government, development industries, community housing providers and community members to achieve this goal.

It is forecast that the policy will not only increase the supply of affordable housing for key workers but also address the negative social impacts that a failing housing market is having in Ryde. Furthermore, the policy sets clear objectives to ensure the provision of affordable housing in Ryde;

- Identifies what is affordable housing
- Identifies which segments of the community are classified as key workers
- Details the extent of the housing affordability issue for these people in Ryde LGA
- Sets out the role of local government to advocate for, facilitate and provide affordable housing and some of the mechanisms available
- Identifies 21 programs to support the Policy's vision and goals.

Additionally, in late 2017 Council considered a report that sought to forward a Planning Proposal for Gateway Determination for the inclusion of affordable housing into Ryde's Local Environmental Plan. This Planning Proposal sought to be implemented through requiring 7% of the additional residential floor space of any up-zoning to affordable housing to be dedicated to council and made available to very low to moderate income tenants. Council resolved to unanimously support the planning proposal, and subsequently this proposal was forwarded to the Department of Planning for a Gateway Determination. This planning proposal is still awaiting the gateway determination and has been with the Department of Planning since mid-September 2017.

The Planning Proposal to introduce the following clause into the LEP.

Introduce new Clause 6.12 Affordable housing.

- 1) *The consent authority may, when granting development consent to a development containing a residential component impose a condition requiring a contribution equivalent to the affordable housing contribution levy being:-*
 - a) *for development within an R3 Medium Density Residential zone, R4 High Density Residential zone and/or a Town Centre identified on Ryde Local Environmental Plan 2014 Centres Map, 2% of the total floor area of the residential component.*
 - b) *for development resulting from a change in the zoning of the land on or after the day Ryde Local Environmental Plan 2014 (Amendment No 15) commences 7% of so much of the total floor area of the residential component.*
 - c) *for development resulting from a change in the maximum height and floor space permissible, 7% of the additional residential component.*
- 2) *The consent authority may, when granting consent to a development, exclude from floor space ratio calculations the gross floor area of the affordable housing to be dedicated to Council.*
Note: A financial contribution will be required in accordance with Development Control Plan 2014 Part 3.6 Affordable Housing when the required affordable housing contribution levy results in part of a dwelling being required.

The Planning Proposal is supported by a background study which demonstrates that the proposed planning controls will not unreasonably impact on development feasibility. This represents a positive social impact and addresses an identified social need for this type of housing as demonstrated through the reports and background studies provided to Council. The Planning Proposal will contribute to the achievement of a diversity of housing stock in the City of Ryde. Council still awaits a formal response to the Gateway in January 2019.

Concurrently, Council has received a number of affordable housing units and appointed a Community Housing Provider to manage these units on its behalf. Some of these units are within the Shepherds Bay precinct and Macquarie Park precinct. There are also several in the pipeline for delivery to Council from the Top Ryde area.

Recommendation	
4.1	New Affordable Housing Guidelines were released in December 2018. The strategy needs to assess how we comply with these new guidelines.

7.5 Boarding Houses

Boarding houses play a key role in providing affordable housing for many people on lower incomes needing accommodation close to work, study, transport, and services. In particular, the City of Ryde has seen a significant increase in demand for low rental housing for student accommodation in proximity to Macquarie University. Ryde Development Control Plan 2014 Part 3.5 sets out the provisions and controls of boarding houses in Ryde's residential and business zones. The DCP and ARHSEPP provide strict controls relating to boarding houses with regards to FSR, Height and car parking. This part also includes controls for a new generation of boarding houses providing affordable housing options including for students and key workers in areas close to tertiary education facilities, hospitals, and centres. The DCP also ensures a higher standard of accommodation and protect community standards. In the development of this part of the DCP, Council has strived for a balance between a number of factors, including:

- Promoting residential amenity, safety and wellbeing for boarding house occupants as well as for neighbouring residents;
- Encouraging the development of a mix of housing types and affordable housing options, and
- Meeting State government policy requirements whilst seeking development outcomes which are compatible within the local context.

There are some existing boarding houses in Ryde; these tend to be existing dwelling houses that have been converted to boarding houses. More recently there have been several LDA's for demolition and re-build of purpose built boarding houses (8 Tucker Street, 89 Culloden Rd, 95 Ryedale Road (court approved), 14A Ethel Street (court approved) and 49 Charles Street).

Recommendation	
5.1	Investigate options to introduce design excellence or controls to ensure better design and form of boarding houses. Ensuring boarding houses suit the local character and do not adversely impact the existing urban form whether low density residential or within a mixed use zone.
5.2	The strategy should consider the current planning controls for Boarding Houses and the adequacy of such controls in relation to projected need, market forces and Council's Affordable Housing Policy.
5.3	The strategy should propose options for the provision of this type of housing with an assessment of the advantages and disadvantages of each option proposed. Following that assessment the strategy should make recommendations for changes.
5.4	Identify potential areas or sites where boarding houses would be suitable
5.5	Consult with Macquarie University regarding their SSDA for the University Hub redevelopment. Student housing is set to be included in this redevelopment and Council should consult with university regarding whether this needs to be supported by additional boarding houses within proximity to the university to help provide diversity of housing for university students.

7.6 Provision of Infrastructure

As dwellings growth within Ryde LGA is on track to exceed the previous 2031 target for additional dwellings outlined in the Inner North Sub-regional Plan and also the target for additional dwellings by 2021 set in the North District Plan; Council is advocating for the increase in infrastructure to support the demand and to catch up so that it can meet future growth targets. Growth projections are currently predicted on recent growth and it is Council's view that this level cannot be sustained in the Ryde LGA. Infrastructure provision is required in order to unlock future growth potential; therefore with limited infrastructure provision growth cannot be sustained in the City of Ryde. The identification of infrastructure will be carried out within the planned Infrastructure Strategy within the Accelerated LEP review. This will look at the provision of infrastructure and identification of community benefits (for VPA contributions etc.)

The availability of education facilities has emerged as an important issue in recent years with the closure of several local schools and the increasing population. Many local schools are at capacity with no room for further expansion. The State Government has acknowledged this issue through the Northern Sydney Regional Action Plan and has indicated a commitment to providing additional schools, with 3 new schools announced and 2 major school developments. Census data indicates that 43% of units in Ryde have children. There are a high proportion of younger people living in medium and high rise residential development. There is also pressure on associated services such as before and after school care. Council has engaged a consultant to carry out a Childcare Strategy which is set to be presented to Council in the near future.

Below is a set of recommendations for consideration in the Ryde Housing Strategy regarding infrastructure.

Recommendation	
6.1	Investigate the viability of Light Rail extension from Carlingford to Macquarie University. This should also include other options for integrated transport choices to increase the connectivity within and connections to and from Ryde.
6.2	Investigate current and future demand for active transport infrastructure (especially cycle-ways and footpaths), with a particular focus on high density areas. This could include; - Establishing design excellence criteria for active transport infrastructure - Develop and implement a delivery plan to improve active transport infrastructure, especially in areas experiencing significant growth and densification
6.3	Investigate areas that would suit new regional sporting facilities – new indoor regional facilities. E.g. Indoor Netball at Meadowbank, Hockey field location if Woolworths is to develop Waterloo Rd site.
6.4	Investigate sites that could fill the gap of provision of open space. This will take into consideration open space guidelines and the proximity of open space to housing.
6.5	Address issues relating to housing growth: The provision of infrastructure will be addressed, in particular, education, transport, utilities and access to recreational space, and other matters such as the retention of employment generating lands (e.g. IN2, B3, B7 zoned land), sustainability and environmental impacts of development.

8.0 Key Findings

Key Findings
<i>Sustainable and managed growth</i> Ryde has currently doubled its housing targets and there is still generous room for growth under the RLEP2014 controls. State policies such as the Missing Middle need to be managed and controlled to ensure effective implementation that will not lead to further increases in supply that are not needed to meet Council's State Government targets.
<i>Provision of infrastructure</i> Housing growth and infrastructure need to be sequenced to ensure housing can be effectively implemented and supported in Ryde. Currently infrastructure such as open space provision, transport upgrades and community facilities are in deficit due to historical rates of growth.
<i>Managing the impact of State Government projects</i> There are several proposals in Ryde which seek to create significant change to particular areas of the LGA. This includes the Ivanhoe Estate redevelopment that seeks to introduce an additional 3500 dwellings to Macquarie Park. Additionally, the Meadowbank Employment Area and school redevelopment will place increased amounts of traffic on the roads, place increased strain on the rail network between Rhodes to Epping. There could be potential to investigate options around value capture to ensure full potential and supporting infrastructure can be achieved if these projects continue to proceed. Furthermore, the State Government needs to help provide these developments as an example to developers to display open space provision, community facilities, mixed use redevelopment that works.
<i>Forecast the future direction of housing in Ryde</i> This is more than just forecasting supply; this should encompass how housing should evolve and how it should look.
The 2010 Housing Study also provided a list of key findings. Some of these findings are still relevant and are listed below: • Maintaining a diversity of housing choice is desirable. • Accessibility to dwellings for older people and those with disabilities should be improved. • Housing is increasingly unaffordable • Higher densities should be concentrated in town centres. • The character of the low density areas should be retained. • Transitions in built form should be made between higher density areas and areas of lower densities. • Town centres are good places for increased residential densities, but new buildings should be well designed and accessible. • Infill development should be grouped in defined areas rather than spread throughout the low density residential areas.

Appendix

1. Housing Study – 2016-2021 Dwelling Figures – D19/33536
2. Dwelling Delivery 2016-2021 – Residential Appendix A – D19/33845
3. Dwelling Delivery 2016-2021 – Town Centres Appendix B – D19/33848
4. Dwelling Capacity RLEP2014 – Post 2022 – D19/39383
5. Affordable Housing Planning Proposal – D17/159079

Dwelling Delivery City of Ryde 2016-2021

Dwelling figures as at 30 January 2019

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1.0 Executive Summary

The Greater Sydney Commission's five District Plans which came into effect in March 2018 are a guide for implementing *A Metropolis of Three Cities - the Greater Sydney Region Plan* at a District level. The District Plans are 20 year plans to inform local environmental plans, community strategic plans and the assessment of planning proposals.

The North District Plan includes the Local Government areas of Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Mosman, Willoughby, Ryde and North Sydney. The North District Plan has set a dwelling numbers target for each of the Council's within it for the period **2016 - 2021**. For Ryde the target is set at an additional **7,600 dwellings**.

A study of dwelling delivery numbers has been undertaken for the City of Ryde for the period 2016 - 2021. It is anticipated that a total of **12,786** dwellings will be created in the City of Ryde between 2016 - 2021 well in excess of the North District Plan's 7,600 dwelling target.

Total Number of Dwellings to be Delivered in Residential Zones 2016-2021		
Zone	Dwelling Delivery	Future Potential Dwellings
R1	509	0
R2	1,372	262
R3	0	0
R4	95	19
Sub Total	1,976	281
Total		2,257
Note: 1. All figures based on a 2 year delivery period between LDA/CDC approval and delivery of dwellings. 2. SPs registered on and after 1 January 2016. 3. Includes projected dwellings figures for 2019.		

Total Number of Dwellings to be Delivered in Town Centres 2016-2021	
Town Centres	Dwelling Delivery
Meadowbank Urban Village	3,075
Ryde Town Centre	502
Gladesville Town Centre	783
Eastwood Town Centre	791
West Ryde Town Centre	40
Macquarie Park Corridor	3,629
North Ryde Station Precinct	1,709
Total	10,529

City of Ryde	Total Dwelling Delivery 2016 - 2021
Residential Zones	2,257
Town Centres	10,529
Total	12,786

This report provides detailed information on the basis on which the dwelling delivery figures for 2016 – 2021 were derived and copies of all approvals relied upon in the development of those figures.

2.0 Methodology

Approval for the development of dwellings occurs through several processes including Council approvals, private certifiers, court decisions and the approvals issued by the Department of Planning and Environment.

Anticipated dwelling delivery numbers within the following tables were determined on the basis of a turnaround period, from development approval to construction, used/excepted by the Department of Planning and Environment.

For the Residential Zones (R1, R2, R3 and R4 outside of Town Centres) a **2 year** turnaround and for Town Centres a **3 year** turnaround from development approval to construction has been used.

It is considered that both turnaround periods are highly conservative. Through the work undertaken for this project many examples were found of approvals issued in Town Centres in 2013 having been completed and strata subdivided by 2015.

As this project is to reflect dwellings delivered from 2016 such approvals as described above **were not included** in the figures used.

The basis for the figures in the following tables has been derived from the below information:

- Residential Zones - LDA's/CDC's approved from 1 January 2014 to the 31 December 2018
- Town Centres - LDA's determined from 1 January 2013 to 31 December 2018
- Strata Plans - registered after 1 January 2016
- Deposited Plans registered in 2015 – this applies to the R1 zone (being Putney Hill) **only** where dwellings are currently under construction on a small lot subdivision.
- Anticipated dwelling approvals for residential zones for the year 2019 – based on an average of approvals since 2014
- One (1) pending LDA anticipated to be approved in early 2019 with completion expected prior to December 2021 (Eastwood Town Centre)
- Existing dwelling figures based on;
 - o Cadastre configuration i.e. both DP's and strata's being redeveloped.
 - o 2016 Aerial Photographs
 - o Site Inspections

Note:

1. Serviced apartments, student accommodation, independent living seniors housing and boarding houses (which are constructed as self-contained accommodation) are treated as individual dwellings.
2. Some strata numbers could represent commercial lots etc. Not considered to be significant in number.

3.0 Dwelling Delivery 2016 – 2021 – Residential Zones

Note:

- Anticipated delivery of dwellings based on a 2 year turnaround from LDA approval to dwelling delivery (as used by DPE)
- LDAs approved from 1 January 2014 – 31 December 2018
- Strata's registered from 1 January 2016 (but not identified as an LDA)

3.1 – Dwelling Delivery in the R1 General Residential

Table 1 – R1 General Residential 1 Jan 2014 to 31 December 2018

Approvals by dwelling type	Additional dwellings created 2014	Additional dwellings created 2015	Additional dwellings created 2016	Additional dwellings created 2017	Additional dwellings created 2018	Additional dwellings completed 2016 - 2021
Small Lot Development (DP)	Nil	16	Nil	Nil	Nil	16
Residential Flat Builds (SP)	Nil	Nil	148	131	174	453
Semi-Detached Housing	Nil	Nil	15	Nil	25	40
Year Total	0	16	163	131	199	
					Total Additional Dwellings:	509

Note:

1. Approved concept plan for stages one and two – maximum of 791 dwellings. No further development potential available.
2. No existing dwellings previously on the site.

3.2 – Dwelling Delivery in the R2 Low Density Residential

Table 2 – R2 Low Density Residential Zone – LDAs 1 Jan 2014 to 31 December 2018

Approvals by dwelling type	Additional dwellings created 2014	Additional dwellings created 2015	Additional dwellings created 2016	Additional dwellings created 2017	Additional dwellings created 2018	Additional dwellings completed 2016 - 2021
Dual Occupancy	78 (78 LDAs)	75 (75 LDAs)	76 (76 LDAs)	93 (93 LDAs)	73 (73 LDAs)	395
Multi dwelling housing	71 (16 LDAs)	62 (22 LDAs)	37 (14 LDAs)	77 (28 LDAs)	52 (16 LDAs)	299
Secondary Dwellings (Council Approved)	28 (28 LDAs)	40 (40 LDAs)	41 (41 LDAs)	32 (32 LDAs)	24 (LDAs 24)	165
Secondary Dwellings (Private Certifier)	83 (CDPs 83)	109 (CDPs 109)	92 (CDPs 92)	92 (CDPs 92)	74 (CDPs 74)	450
Boarding Houses	8 (1 LDAs)	9 (1 LDAs)	Nil	Nil	10 (1 LDA)	27
Seniors Housing - Independent Living Unit	Nil	Nil	Nil	36	Nil	36
Year Total	268	295	246	330	233	
					Total Additional Dwellings:	1372

3.3 – Dwelling Delivery in the R3 Medium Density Residential

Table 3 – R3 Medium Density Residential Zone – LDAs 1 Jan 2014 to 31 December 2018						
Approvals by dwelling type	Additional dwellings created 2014	Additional dwellings created 2015	Additional dwellings created 2016	Additional dwellings created 2017	Additional dwellings created 2018	Additional dwellings completed 2016 - 2021
Dual Occupancy	Nil	Nil	Nil	Nil	Nil	0
Multi dwelling housing	Nil	Nil	Nil	Nil	Nil	0
Residential Flat Buildings	Nil	Nil	Nil	Nil	Nil	0
Secondary Dwellings (Council Approved)	Nil	Nil	Nil	Nil	Nil	0
Secondary Dwellings (Private Certifier)	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	Nil	Nil	0
SEPP – Seniors Housing	Nil	Nil	Nil	Nil	Nil	0
Total Additional Dwellings:						0

3.4 – Dwelling Delivery in the R4 High Density Residential

Table 4 – R4 High Density Residential Zone – LDAs 1 Jan 2014 to 31 December 2018

Approvals by dwelling type	Additional dwellings created 2014	Additional dwellings created 2015	Additional dwellings created 2016	Additional dwellings created 2017	Additional dwellings created 2018	Additional dwellings completed 2016 - 2021
Dual Occupancies	Nil	Nil	Nil	Nil	Nil	0
Dwelling Houses	Nil	Nil	Nil	Nil	Nil	0
Multi Dwelling Housing	Nil	Nil	Nil	Nil	Nil	0
Residential Flat Buildings	Nil	Nil	Nil	Nil	43 (2 LDA's)	43
Secondary Dwellings	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	47 (1 LDA)	Nil	47
Seniors Housing - Individual Living Units	Nil	Nil	Nil	Nil	Nil	0
Registered SP	Nil	Nil	Nil	5	Nil	5
Year Total	0	0	0	52	43	
					Total Dwellings:	98
					Existing Dwelling:	3
					Grand Total:	95

3.5 – Projected Potential Dwelling Delivery for 2019

Table 5 – Projected Potential Dwelling Delivery for the year 2019	
Zone	Average Number of Dwellings
R1 – General Residential	0
R2 – Dual occupancy R2 – Multi dwelling housing R2 – Secondary dwellings	79 60 123 (LDA's + CDC's)
R3 – Medium Density	0
R4 – High Density	19
Total	281

Note: Figures for 2019 based on average of dwelling approvals from 2014-2018.

3.6 – Total Number of Dwellings in Residential Zones 2016-2021

Table 6 – Total Number of Dwellings to be delivered in Residential Zones 2016-2021		
Zone	Dwelling Delivery	Future Potential Dwellings
R1	509	0
R2	1372	262
R3	0	0
R4	95	19
Total	1976	281
	Gross Total	2257
Note: 1. All figures based on a 2 year delivery period between LDA/CDC approval and delivery of dwellings. 2. SPs registered on and after 1 January 2016.		

4.0 Dwelling Delivery 2016-2021 – Ryde Town Centres

Note:

- Anticipated delivery of dwellings based on a 3 year turnaround from approval to dwelling delivery (as used by DPE)
- Approvals from 1 January 2013 – 31 December 2018
- Strata's registered from 1 January 2016 (but not identified as an LDA)

4.1 – Meadowbank Urban Village

Table 1 – Dwelling Delivery in Meadowbank Urban Village to 2021							
Approvals by dwelling type	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings completed
	2013	2014	2015	2016	2017	2018	2016 - 2021
Residential Flat Buildings	Nil	273	1399	314	58	43	2087
Serviced Apartments	Nil	Nil	Nil	Nil	Nil	Nil	0
Student Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	Nil	Nil	Nil	0
Registered Strata Units	Nil	Nil	Nil	201	276	511	988
						Total Additional Dwellings:	3075

4.2 – Ryde Town Centre

Table 2 – Dwelling delivery in Ryde Town Centre to 2021

Approvals by dwelling type	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings completed
	2013	2014	2015	2016	2017	2018	2016 - 2021
Residential Flat Buildings	Nil	49	24	161	35	181	450
Serviced Apartments	Nil	Nil	Nil	Nil	Nil	Nil	0
Student Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	Nil	Nil	Nil	0
Registered Strata Units	Nil	Nil	Nil	Nil	24	28	52
						Total Additional Dwellings:	502

4.3 – Gladesville Town Centre

Table 3 – Dwelling delivery in Gladesville Town Centre to 2021

Approvals by dwelling type	Additional dwellings created 2013	Additional dwellings created 2014	Additional dwellings created 2015	Additional dwellings created 2016	Additional dwellings created 2017	Additional dwellings created 2018	Additional dwellings completed 2016 - 2021
Residential Flat Buildings	26	87	72	215	122	87	658
Serviced Apartments	Nil	Nil	Nil	Nil	Nil	Nil	0
Student Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	Nil	Nil	Nil	0
Registered Strata Units	Nil	Nil	Nil	16	109	Nil	125
						Total Additional Dwellings:	783

4.4 – Eastwood Town Centre

Table 4 – Dwelling delivery in Eastwood Town Centre to 2021

Approvals by dwelling type	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings completed
	2013	2014	2015	2016	2017	2018	2016 - 2021
Residential Flat Buildings	Nil	79	Nil	150	76	77	382
Serviced Apartments	Nil	Nil	Nil	Nil	Nil	Nil	0
Student Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	Nil	Nil	Nil	0
Registered Strata Units	Nil	Nil	Nil	Nil	Nil	Nil	0
Pending LDA (approval 2019 – delivery 2021)	Nil	Nil	Nil	Nil	Nil	409	409
						Total Additional Dwellings:	791

4.5 – West Ryde Town Centre

Table 5 – Dwelling delivery in West Ryde Town Centre to 2021

Approvals by dwelling type	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings completed
	2013	2014	2015	2016	2017	2018	2016 - 2021
Residential Flat Buildings	Nil	Nil	Nil	Nil	Nil	Nil	0
Serviced Apartments	Nil	Nil	Nil	Nil	Nil	Nil	0
Student Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	0
Boarding Houses	Nil	Nil	Nil	40	Nil	Nil	40
Registered Strata Units	Nil	Nil	Nil	Nil	Nil	Nil	0
						Total Additional Dwellings:	40

4.6 – Macquarie Park Corridor & North Ryde Station Precinct

Table 6 – Dwelling delivery in Macquarie Park Corridor and North Ryde Station Precinct to 2021

Approvals by dwelling type	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings created	Additional dwellings completed
	2013	2014	2015	2016	2017	2018	2016 - 2021
Residential Flat Buildings	Nil	Nil	380	189	1509	347	2045
Serviced Apartments	Nil	Nil	187	154	Nil	Nil	391
Student Accommodation	Nil	Nil	100	Nil	Nil	Nil	100
Boarding Houses	Nil	Nil	Nil	Nil	Nil	Nil	0
Registered Strata Units	Nil	Nil	Nil	Nil	503	210	713
Macquarie Park Year Total	Nil	Nil	667	343	2012	557	3249
North Ryde Station Precinct	Nil	Nil	Nil	830	Nil	879	2089
						Total Dwellings:	5338

4.7 – Total Number of dwellings to be delivered in Town Centres 2016-2021

Town Centres	Dwelling Delivery
Meadowbank Urban Village	3,075
Ryde Town Centre	502
Gladesville Town Centre	783
Eastwood Town Centre	791
West Ryde Town Centre	40
Macquarie Park Corridor	3,249
North Ryde Station Precinct	2,089
Total	10,529

5.0 Total Number of Dwellings to be delivered in the City of Ryde 2016-2021

City of Ryde	Dwelling Delivery 2016 - 2021
Residential Zones	2,257 (includes 281 in potential dwellings for 2019)
Town Centres	10,529
Total	12,786

Appendix A – Dwelling Delivery Tables 2016-2021 – Residential Zones

DRAFT

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Residential Approved in R1 Zone			
Address	SP/DP	Date	Additional Dwellings Created
2015			
Lardelli Drive	DP270867	2/02/2015	16
		Total	16
2016			
3-5 Lardelli Drive	SP92888	1/06/2016	148
Susan Schardt Way	DP270863	14/09/2016	15
		Total	163
2017			
1 Collingridge Dr	SP95189	1/05/2017	131
		Total	131
2018			
255 Morrison	SP97574	16/07/2018	174
253 Morrison	DP1227209		25
		Total	199
		Grand Total	509

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Dual Occupancy (Duplex) LDA Approved - Jan 2014 to Jun 2018					
No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
2014					
1	LDA2013/0203	13 Martin St RYDE NSW 2112	7/01/2014	2	1
2	LDA2013/0453	2 Richmond St DENISTONE EAST NSW 2112	10/01/2014	2	1
3	LDA2013/0345	10 Byron Ave RYDE NSW 2112	15/01/2014	2	1
4	LDA2013/0397	18 Moss St WEST RYDE NSW 2114	20/01/2014	2	1
5	LDA2013/0353	78 Parkes St WEST RYDE NSW 2114	3/02/2014	2	1
6	LDA2013/0510	20 Dolan St RYDE NSW 2112	7/02/2014	2	1
7	LDA2013/0401	19S Morvan St DENISTONE WEST NSW 2114	17/02/2014	2	1
8	LDA2013/0512	145 Cox's Rd NORTH RYDE NSW 2113	24/02/2014	2	1
9	LDA2013/0367	19 Grand Ave WEST RYDE NSW 2114	24/02/2014	2	1
10	LDA2013/0422	6 Olive St RYDE NSW 2112	25/02/2014	2	1
11	LDA2013/0021	12 Pile St GLADESVILLE NSW 2111	25/02/2014	2	1
12	LDA2013/0446	4 Colvin Cr DENISTONE EAST NSW 2112	28/02/2014	2	1
13	LDA2013/0389	42 Donald St NORTH RYDE NSW 2113	28/02/2014	2	1
14	LDA2013/0470	11 Sindel St WEST RYDE NSW 2114	4/03/2014	2	1
15	LDA2013/0484	19 Longview St EASTWOOD NSW 2122	6/03/2014	2	1
16	LDA2013/0212	105 Princes St PUTNEY NSW 2112	10/03/2014	2	1
17	LDA2013/0354	29 Cook St NORTH RYDE NSW 2113	10/03/2014	2	1
18	LDA2013/0411	119 Eastview Ave NORTH RYDE NSW 2113	12/03/2014	2	1
19	LDA2013/0513	70 Parkes St WEST RYDE NSW 2114	18/03/2014	2	1
20	LDA2014/0026	91-93 Cressy Rd EAST RYDE NSW 2113	21/03/2014	2	1
21	LDA2013/0527	21 Wilson St NORTH RYDE NSW 2113	25/03/2014	2	1
22	LDA2013/0509	24 Tennyson Rd GLADESVILLE NSW 2111	2/04/2014	2	1
23	LDA2013/0528	43 Richmond St DENISTONE EAST NSW 2112	2/04/2014	2	1
24	LDA2013/0514	22 Macleay St RYDE NSW 2112	8/04/2014	2	1
25	LDA2013/0434	9 Eric St EASTWOOD NSW 2122	15/04/2014	2	1
26	LDA2013/0524	54 Higginbotham Rd GLADESVILLE NSW 2111	15/04/2014	2	1
27	LDA2013/0525	54 Higginbotham Rd GLADESVILLE NSW 2111	15/04/2014	2	1
28	LDA2014/0031	63 Darvall Rd WEST RYDE NSW 2114	28/04/2014	2	1
29	LDA2013/0515	14 Ratcliffe St RYDE NSW 2112	30/04/2014	2	1
30	LDA2014/0084	15 Napier Cr NORTH RYDE NSW 2113	7/05/2014	2	1
31	LDA2014/0104	55 Adelaide St WEST RYDE NSW 2114	27/05/2014	2	1
32	LDA2013/0435	96 Higginbotham Rd RYDE NSW 2112	27/05/2014	2	1
33	LDA2014/0087	23 Stuart St RYDE NSW 2112	18/06/2014	2	1
34	LDA2014/0139	38 Twin Rd NORTH RYDE NSW 2113	26/06/2014	2	1
35	LDA2014/0214	1 Melville St WEST RYDE NSW 2114	10/07/2014	2	1
36	LDA2014/0218	83 Buffalo Rd RYDE NSW 2112	22/07/2014	2	1
37	LDA2014/0204	25 Charles St RYDE NSW 2112	4/08/2014	2	1
38	LDA2014/0208	200 Cressy Rd NORTH RYDE NSW 2113	4/08/2014	2	1
39	LDA2014/0192	72 Wicks Rd NORTH RYDE NSW 2113	4/08/2014	2	1
40	LDA2014/0171	288 Rowe St EASTWOOD NSW 2122	5/08/2014	2	1
41	LDA2014/0009	31 Baird Ave RYDE NSW 2112	6/08/2014	2	1
42	LDA2014/0213	309 Morrison Rd RYDE NSW 2112	7/08/2014	2	1
43	LDA2014/0076	6 Grand Ave WEST RYDE NSW 2114	7/08/2014	2	1
44	LDA2014/0219	3 Koorong St MARSFIELD NSW 2122	7/08/2014	2	1
45	LDA2014/0230	30A Ronald Ave RYDE NSW 2112	12/08/2014	2	1
46	LDA2013/0406	3 Jackson Cr DENISTONE EAST NSW 2112	13/08/2014	2	1
47	LDA2014/0201	46 Bowden St RYDE NSW 2112	15/08/2014	2	1
48	LDA2014/0268	6 Pratten Ave RYDE NSW 2112	22/08/2014	2	1
49	LDA2014/0168	2C Orient St GLADESVILLE NSW 2111	23/08/2014	2	1
50	LDA2014/0160	7 Irvine Cr RYDE NSW 2112	23/08/2014	2	1
51	LDA2014/0142	16A Shaftsbury Rd WEST RYDE NSW 2114	27/08/2014	2	1
52	LDA2014/0128	157 Quarry Rd RYDE NSW 2112	1/09/2014	2	1
53	LDA2014/0263	55 Patricia St MARSFIELD NSW 2122	1/09/2014	2	1
54	LDA2014/0266	84 Brush Rd WEST RYDE NSW 2114	2/09/2014	2	1
55	LDA2014/0242	33 Edmondson St NORTH RYDE NSW 2113	4/09/2014	2	1
56	LDA2014/0302	17 Cam St NORTH RYDE NSW 2113	5/09/2014	2	1
57	LDA2014/0343	12 Grand Ave WEST RYDE NSW 2114	23/09/2014	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
58	LDA2014/0240	47 Betty Hendry Pde NORTH RYDE NSW 2113	13/10/2014	2	1
59	LDA2014/0280	9 Hughes St WEST RYDE NSW 2114	13/10/2014	2	1
60	LDA2014/0239	65 Lancaster Ave MELROSE PARK NSW 2114	17/10/2014	2	1
61	LDA2014/0369	66 Woodbine Cr RYDE NSW 2112	27/10/2014	2	1
62	LDA2014/0336	41 Federal Rd WEST RYDE NSW 2114	27/10/2014	2	1
63	LDA2014/0250	283 Rowe St EASTWOOD NSW 2122	27/10/2014	2	1
64	LDA2014/0398	2 Pratten Ave RYDE NSW 2112	29/10/2014	2	1
65	LDA2014/0323	88 Abuklea Rd EASTWOOD NSW 2122	5/11/2014	2	1
66	LDA2014/0386	24 Adelaide St WEST RYDE NSW 2114	11/11/2014	2	1
67	LDA2014/0205	510 Victoria Rd RYDE NSW 2112	11/11/2014	2	1
68	LDA2014/0249	6 Norma Ave EASTWOOD NSW 2122	13/11/2014	2	1
69	LDA2014/0330	12 Longview St EASTWOOD NSW 2122	19/11/2014	2	1
70	LDA2014/0371	16 Clermont Ave RYDE NSW 2112	24/11/2014	2	1
71	LDA2014/0346	35 Dorothy St RYDE NSW 2112	2/12/2014	2	1
72	LDA2014/0355	62 Osgathorpe Rd GLADESVILLE NSW 2111	3/12/2014	2	1
73	LDA2014/0194	38 Frederick St RYDE NSW 2112	9/12/2014	2	1
74	LDA2014/0416	5 Haig Ave DENISTONE EAST NSW 2112	9/12/2014	2	1
75	LDA2014/0400	35 Oakes Ave EASTWOOD NSW 2122	9/12/2014	2	1
76	LDA2014/0445	18 Sybil St EASTWOOD NSW 2122	15/12/2014	2	1
77	LDA2014/0393	26 Malvina St RYDE NSW 2112	17/12/2014	2	1
78	LDA2014/0384	44 Ford St NORTH RYDE NSW 2113	18/12/2014	2	1
			Total	156	78
2015					
1	LDA2014/0465	4 Grand Ave WEST RYDE NSW 2114	14/1/2015	2	1
2	LDA2014/0397	31A Edmondson St NORTH RYDE NSW 2113	15/1/2015	2	1
3	LDA2014/0453	12 Watson St PUTNEY NSW 2112	16/1/2015	2	1
4	LDA2014/0327	10S Richmond St DENISTONE EAST NSW 2112	22/1/2015	2	1
5	LDA2014/0296	48 Shepherd St RYDE NSW 2112	3/2/2015	2	1
6	LDA2014/0535	7 Chauvel St NORTH RYDE NSW 2113	4/2/2015	2	1
7	LDA2014/0363	48 Clayton St RYDE NSW 2112	9/2/2015	2	1
8	LDA2014/0244	91 Western Cr GLADESVILLE NSW 2111	2/3/2015	2	1
9	LDA2014/0389	27 Aeolus Ave RYDE NSW 2112	3/3/2015	2	1
10	LDA2014/0492	1A Mavis St NORTH RYDE NSW 2113	3/3/2015	2	1
11	LDA2014/0498	62 Woodbine Cr RYDE NSW 2112	11/3/2015	2	1
12	LDA2014/0549	1 Desmond St EASTWOOD NSW 2122	18/3/2015	2	1
13	LDA2014/0552	15 Cutler Pde NORTH RYDE NSW 2113	25/3/2015	2	1
14	LDA2014/0584	3 Rundle Pl GLADESVILLE NSW 2111	30/3/2015	2	1
15	LDA2015/0008	9 Towns St GLADESVILLE NSW 2111	1/4/2015	2	1
16	LDA2015/0014	123 Kent Rd MARSFIELD NSW 2122	7/4/2015	2	1
17	LDA2014/0604	18 Rutledge St EASTWOOD NSW 2122	17/4/2015	2	1
18	LDA2014/0332	36 Samuel St RYDE NSW 2112	21/4/2015	2	1
19	LDA2014/0587	1 Eileen St RYDE NSW 2112	24/4/2015	2	1
20	LDA2014/0311	99 Elliott Ave EAST RYDE NSW 2113	29/4/2015	2	1
21	LDA2014/0223	69 Rutledge St EASTWOOD NSW 2122	7/5/2015	2	1
22	LDA2015/0096	2 Herbert St WEST RYDE NSW 2114	7/5/2015	2	1
23	LDA2014/0601	36 Regent St PUTNEY NSW 2112	15/5/2015	2	1
24	LDA2015/0098	50 David Ave NORTH RYDE NSW 2113	15/5/2015	2	1
25	LDA2014/0581	38 The Strand GLADESVILLE NSW 2111	20/5/2015	2	1
26	LDA2014/0511	1 Brabyn St DENISTONE EAST NSW 2112	20/5/2015	2	1
27	LDA2014/0387	25 Myra Ave RYDE NSW 2112	22/5/2015	2	1
28	LDA2015/0035	12 Herring Rd MARSFIELD NSW 2122	26/5/2015	2	1
29	LDA2014/0544	18 Herbert St WEST RYDE NSW 2114	28/5/2015	2	1
30	LDA2015/0113	16 Lucinda Rd MARSFIELD NSW 2122	3/6/2015	2	1
31	LDA2015/0050	35S Balaclava Rd EASTWOOD NSW 2122	4/6/2015	2	1
32	LDA2015/0095	12 Richmond St DENISTONE EAST NSW 2112	5/6/2015	2	1
33	LDA2015/0071	4 Greene Ave RYDE NSW 2112	15/6/2015	2	1
34	LDA2015/0077	13 Anthony Rd WEST RYDE NSW 2114	17/6/2015	2	1
35	LDA2015/0062	12 Reserve St WEST RYDE NSW 2114	18/6/2015	2	1
36	LDA2015/0051	32 Bowden St RYDE NSW 2112	24/6/2015	2	1
37	LDA2015/0169	188 Abuklea Rd EASTWOOD NSW 2122	9/7/2015	2	1
38	LDA2015/0233	13 Wade St PUTNEY NSW 2112	13/7/2015	2	1
39	LDA2015/0087	280 Lane Cove Rd NORTH RYDE NSW 2113	21/7/2015	2	1
40	LDA2015/0115	4 Beatrice St NORTH RYDE NSW 2113	24/7/2015	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
41	LDA2015/0138	8 Kemp St TENNYSON POINT NSW 2111	24/7/2015	2	1
42	LDA2015/0270	1 Beswick Ave NORTH RYDE NSW 2113	28/7/2015	2	1
43	LDA2015/0190	62 Belmore St RYDE NSW 2112	3/8/2015	2	1
44	LDA2015/0240	43 Eastview Ave NORTH RYDE NSW 2113	5/8/2015	2	1
45	LDA2015/0017	35 Alexandria Ave EASTWOOD NSW 2122	14/8/2015	2	1
46	LDA2015/0277	2 Bennett St WEST RYDE NSW 2114	17/8/2015	2	1
47	LDA2015/0296	71 Quarry Rd RYDE NSW 2112	18/8/2015	2	1
48	LDA2015/0245	29 Adelaide St WEST RYDE NSW 2114	25/8/2015	2	1
49	LDA2015/0276	1 Moss St WEST RYDE NSW 2114	26/8/2015	2	1
50	LDA2015/0261	186 Abuklea Rd EASTWOOD NSW 2122	27/8/2015	2	1
51	LDA2015/0104	7 Kemp St TENNYSON POINT NSW 2111	27/8/2015	2	1
52	LDA2015/0318	26 Morrison Rd GLADESVILLE NSW 2111	16/9/2015	2	1
53	LDA2015/0278	14 Inkerman Rd DENISTONE NSW 2114	18/9/2015	2	1
54	LDA2015/0280	48 Clanwilliam St EASTWOOD NSW 2122	22/9/2015	2	1
55	LDA2015/0336	29 Keppel Rd RYDE NSW 2112	25/9/2015	2	1
56	LDA2015/0257	8 Edmondson St NORTH RYDE NSW 2113	14/10/2015	2	1
57	LDA2015/0345	113 North Rd RYDE NSW 2112	16/10/2015	2	1
58	LDA2015/0005	37 Pennant Ave DENISTONE NSW 2114	21/10/2015	2	1
59	LDA2015/0437	7 Menzies Rd MARSFIELD NSW 2122	21/10/2015	2	1
60	LDA2015/0374	615 Blaxland Rd EASTWOOD NSW 2122	21/10/2015	2	1
61	LDA2015/0271	2 Bruce St RYDE NSW 2112	23/10/2015	2	1
62	LDA2015/0419	43 Farnell St WEST RYDE NSW 2114	26/10/2015	2	1
63	LDA2015/0379	16 Gannet St GLADESVILLE NSW 2111	26/10/2015	2	1
64	LDA2015/0268	2 Gannet St GLADESVILLE NSW 2111	2/11/2015	2	1
65	LDA2015/0396	25 Farrington Pde NORTH RYDE NSW 2113	2/11/2015	2	1
66	LDA2015/0246	47 Swan St GLADESVILLE NSW 2111	5/11/2015	2	1
67	LDA2015/0356	23 Mons Ave WEST RYDE NSW 2114	19/11/2015	2	1
68	LDA2015/0416	25 Beverley Cr MARSFIELD NSW 2122	23/11/2015	2	1
69	LDA2015/0436	171 Cox's Rd NORTH RYDE NSW 2113	26/11/2015	2	1
70	LDA2015/0494	4 Hermoyne St WEST RYDE NSW 2114	2/12/2015	2	1
71	LDA2015/0405	14 Phillip Rd PUTNEY NSW 2112	14/12/2015	2	1
72	LDA2015/0526	101 Cox's Rd NORTH RYDE NSW 2113	15/12/2015	2	1
73	LDA2015/0533	1 Edgar St EASTWOOD NSW 2122	16/12/2015	2	1
74	LDA2015/0543	427 Blaxland Rd DENISTONE EAST NSW 2112	21/12/2015	2	1
75	LDA2015/0519	76 Twin Rd NORTH RYDE NSW 2113	23/12/2015	2	1
			Total	150	75
2016					
1	LDA2015/0398	5A Teemer St TENNYSON POINT NSW 2111	21/01/2016	2	1
2	LDA2015/0501	2 Conrad St NORTH RYDE NSW 2113	28/01/2016	2	1
3	LDA2015/0581	46 Heath St RYDE NSW 2112	29/01/2016	2	1
4	LDA2015/0423	21 Vimiera Rd EASTWOOD NSW 2122	3/02/2016	2	1
5	LDA2015/0596	14 Lucinda Rd MARSFIELD NSW 2122	10/02/2016	2	1
6	LDA2015/0604	1 Greene Ave RYDE NSW 2112	12/02/2016	2	1
7	LDA2015/0597	49 Cooney St NORTH RYDE NSW 2113	12/02/2016	2	1
8	LDA2015/0368	30 Clanwilliam St EASTWOOD NSW 2122	23/02/2016	2	1
9	LDA2015/0599	157 North Rd EASTWOOD NSW 2122	25/02/2016	2	1
10	LDA2015/0619	29A Dan St MARSFIELD NSW 2122	29/02/2016	2	1
11	LDA2015/0630	1 Denman St EASTWOOD NSW 2122	1/03/2016	2	1
12	LDA2015/0615	20 Edgar St EASTWOOD NSW 2122	10/03/2016	2	1
13	LDA2015/0498	16 Forrest Rd RYDE NSW 2112	17/03/2016	2	1
14	LDA2015/0612	18 Chauvel St NORTH RYDE NSW 2113	18/03/2016	2	1
15	LDA2016/0078	40 The Strand GLADESVILLE NSW 2111	30/03/2016	2	1
16	LDA2015/0539	5 Kemp St TENNYSON POINT NSW 2111	31/03/2016	2	1
17	LDA2015/0397	216 Pittwater Rd GLADESVILLE NSW 2111	31/03/2016	2	1
18	LDA2015/0316	6 Dawes Cr EASTWOOD NSW 2122	5/04/2016	2	1
19	LDA2015/0611	53 Brabyn St DENISTONE EAST NSW 2112	6/04/2016	2	1
20	LDA2015/0564	106 Pittwater Rd GLADESVILLE NSW 2111	11/04/2016	2	1
21	LDA2016/0100	28 Lorna Ave NORTH RYDE NSW 2113	11/04/2016	2	1
22	LDA2016/0059	24 Small's Rd RYDE NSW 2112	26/04/2016	2	1
23	LDA2015/0659	2 Banksia St EASTWOOD NSW 2122	28/04/2016	2	1
24	LDA2015/0625	5 Rokeva St EASTWOOD NSW 2122	5/05/2016	2	1
25	LDA2016/0099	364 Pittwater Rd NORTH RYDE NSW 2113	6/05/2016	2	1
26	LDA2015/0665	330 Morrison Rd PUTNEY NSW 2112	11/05/2016	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
27	LDA2015/0505	6 Greene Ave RYDE NSW 2112	17/05/2016	2	1
28	LDA2016/0132	861 Victoria Rd WEST RYDE NSW 2114	18/05/2016	2	1
29	LDA2016/0120	11 George St GLADESVILLE NSW 2111	31/05/2016	2	1
30	LDA2015/0337	2 Wishart St EASTWOOD NSW 2122	1/06/2016	2	1
31	LDA2016/0075	38 Jopling St NORTH RYDE NSW 2113	2/06/2016	2	1
32	LDA2015/0610	6 Beach St TENNYSON POINT NSW 2111	6/06/2016	2	1
33	LDA2015/0560	28 Phillip Rd PUTNEY NSW 2112	8/06/2016	2	1
34	LDA2016/0183	7 Adelaide St WEST RYDE NSW 2114	20/06/2016	2	1
35	LDA2016/0165	53B Cooney St NORTH RYDE NSW 2113	30/06/2016	2	1
36	LDA2015/0466	1 Woodbine Cr RYDE NSW 2112	30/06/2016	2	1
37	LDA2016/0064	6 Plunkett St MARSFIELD NSW 2122	5/07/2016	2	1
38	LDA2016/0182	41 Lovell Rd DENISTONE EAST NSW 2112	1/08/2016	2	1
39	LDA2016/0187	24 Edmondson St NORTH RYDE NSW 2113	4/08/2016	2	1
40	LDA2016/0263	75 Abuklea Rd MARSFIELD NSW 2122	4/08/2016	2	1
41	LDA2016/0255	4 Salter Cr DENISTONE EAST NSW 2112	5/08/2016	2	1
42	LDA2016/0158	48 Morshead St NORTH RYDE NSW 2113	9/08/2016	2	1
43	LDA2016/0097	2 Simpson St PUTNEY NSW 2112	15/08/2016	2	1
44	LDA2016/0223	10 Mirool St WEST RYDE NSW 2114	15/08/2016	2	1
45	LDA2016/0214	32 Morshead St NORTH RYDE NSW 2113	19/08/2016	2	1
46	LDA2016/0254	33 Richmond St DENISTONE EAST NSW 2112	22/08/2016	2	1
47	LDA2016/0160	8 Woorang St EASTWOOD NSW 2122	26/08/2016	2	1
48	LDA2016/0193	29 High St GLADESVILLE NSW 2111	29/08/2016	2	1
49	LDA2015/0656	22 Wood St EASTWOOD NSW 2122	31/08/2016	2	1
50	LDA2016/0172	32 Brabyn St DENISTONE EAST NSW 2112	1/09/2016	2	1
51	LDA2016/0328	4 Winston St MARSFIELD NSW 2122	9/09/2016	2	1
52	LDA2016/0245	72 Balaclava Rd EASTWOOD NSW 2122	16/09/2016	2	1
53	LDA2016/0335	29 Farrington Pde NORTH RYDE NSW 2113	19/09/2016	2	1
54	LDA2016/0222	16 Lambert St WEST RYDE NSW 2114	20/09/2016	2	1
55	LDA2016/0080	2 Beach St TENNYSON POINT NSW 2111	23/09/2016	2	1
56	LDA2016/0185	72 Vimiera Rd EASTWOOD NSW 2122	26/09/2016	2	1
57	LDA2016/0336	7 James St MELROSE PARK NSW 2114	28/09/2016	2	1
58	LDA2016/0330	13 Addington Ave RYDE NSW 2112	4/10/2016	2	1
59	LDA2016/0180	1 David Ave NORTH RYDE NSW 2113	5/10/2016	2	1
60	LDA2016/0217	2 Gardeners Ln WEST RYDE NSW 2114	10/10/2016	2	1
61	LDA2016/0364	8 Edmondson St NORTH RYDE NSW 2113	10/10/2016	2	1
62	LDA2016/0243	33 Wilson St NORTH RYDE NSW 2113	12/10/2016	2	1
63	LDA2016/0229	26 Linsley St GLADESVILLE NSW 2111	14/10/2016	2	1
64	LDA2016/0334	10 Keiley St MARSFIELD NSW 2122	18/10/2016	2	1
65	LDA2016/0409	5 Numa Rd NORTH RYDE NSW 2113	24/10/2016	2	1
66	LDA2016/0376	8 Rudd St EAST RYDE NSW 2113	27/10/2016	2	1
67	LDA2016/0295	58 Moncrieff Dr EAST RYDE NSW 2113	31/10/2016	2	1
68	LDA2016/0288	201 Buffalo Rd RYDE NSW 2112	14/11/2016	2	1
69	LDA2016/0418	8 Pratten Ave RYDE NSW 2112	18/11/2016	2	1
70	LDA2016/0498	1 Oakes Ave EASTWOOD NSW 2122	28/11/2016	2	1
71	LDA2016/0360	35 Kingsford Ave EASTWOOD NSW 2122	28/11/2016	2	1
72	LDA2016/0344	31A Marlow Ave DENISTONE NSW 2114	6/12/2016	2	1
73	LDA2016/0456	1A Holt St NORTH RYDE NSW 2113	7/12/2016	2	1
74	LDA2016/0244	44 Gordon St EASTWOOD NSW 2122	12/12/2016	2	1
75	LDA2016/0384	15 Wattle St WEST RYDE NSW 2114	12/12/2016	2	1
76	LDA2016/0427	44 Greene Ave RYDE NSW 2112	19/12/2016	2	1
			Total	152	76
2017					
1	LDA2016/0489	27 Mons Ave WEST RYDE NSW 2114	10/01/2017	2	1
2	LDA2016/0483	105 Cox's Rd NORTH RYDE NSW 2113	11/01/2017	2	1
3	LDA2016/0492	53 Vimiera Rd EASTWOOD NSW 2122	12/01/2017	2	1
4	LDA2016/0487	6 Woorang St EASTWOOD NSW 2122	12/01/2017	2	1
5	LDA2016/0399	42 Lovell Rd EASTWOOD NSW 2122	13/01/2017	2	1
6	LDA2016/0444	27 Beatrice St NORTH RYDE NSW 2113	16/01/2017	2	1
7	LDA2016/0437	152 North Rd EASTWOOD NSW 2122	17/01/2017	2	1
8	LDA2016/0569	76 Culloden Rd MARSFIELD NSW 2122	18/01/2017	2	1
9	LDA2016/0246	76 West Pde DENISTONE NSW 2114	20/01/2017	2	1
10	LDA2016/0405	6 Small's Rd RYDE NSW 2112	20/01/2017	2	1
11	LDA2016/0166	23 Stuart St RYDE NSW 2112	24/01/2017	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
12	LDA2016/0398	13 Auld Ave EASTWOOD NSW 2122	30/01/2017	2	1
13	LDA2016/0556	4 Patricia St MARSFIELD NSW 2122	30/01/2017	2	1
14	LDA2016/0558	8 Osgathorpe Rd GLADESVILLE NSW 2111	3/02/2017	2	1
15	LDA2016/0584	9 Dan St MARSFIELD NSW 2122	6/02/2017	2	1
16	LDA2016/0560	14 Edmondson St NORTH RYDE NSW 2113	7/02/2017	2	1
17	LDA2016/0455	121 Morrison Rd GLADESVILLE NSW 2111	7/02/2017	2	1
18	LDA2016/0500	2 Ford St NORTH RYDE NSW 2113	13/02/2017	2	1
19	LDA2016/0464	21 Belmore St RYDE NSW 2112	16/02/2017	2	1
20	LDA2016/0506	3 Byron Ave RYDE NSW 2112	20/02/2017	2	1
21	LDA2016/0494	23 Napier Cr NORTH RYDE NSW 2113	20/02/2017	2	1
22	LDA2016/0281	66 Darvall Rd EASTWOOD NSW 2122	21/02/2017	2	1
23	LDA2016/0583	15 Bayview St TENNYSON POINT NSW 2111	23/02/2017	2	1
24	LDA2016/0536	34 Small's Rd RYDE NSW 2112	23/02/2017	2	1
25	LDA2016/0451	74 Rutledge St EASTWOOD NSW 2122	27/02/2017	2	1
26	LDA2016/0433	1 Cherry Crt MARSFIELD NSW 2122	27/02/2017	2	1
27	LDA2016/0475	65 Russell St DENISTONE EAST NSW 2112	2/03/2017	2	1
28	LDA2017/0013	11 Dora St MARSFIELD NSW 2122	3/03/2017	2	1
29	LDA2016/0612	55 Russell St DENISTONE EAST NSW 2112	6/03/2017	2	1
30	LDA2016/0615	71 Lavarack St RYDE NSW 2112	6/03/2017	2	1
31	LDA2016/0472	51 Shaftsbury Rd DENISTONE NSW 2114	16/03/2017	2	1
32	LDA2016/0519	5 Gallard St DENISTONE EAST NSW 2112	23/03/2017	2	1
33	LDA2016/0197	1 Lumsdaine Ave EAST RYDE NSW 2113	11/04/2017	2	1
34	LDA2016/0593	44 Adelaide St WEST RYDE NSW 2114	11/04/2017	2	1
35	LDA2016/0490	12 Benson St WEST RYDE NSW 2114	18/04/2017	2	1
36	LDA2016/0509	14 Bellamy Ave EASTWOOD NSW 2122	26/04/2017	2	1
37	LDA2017/0029	58 Ford St NORTH RYDE NSW 2113	26/04/2017	2	1
38	LDA2016/0608	5 Hughes St WEST RYDE NSW 2114	27/04/2017	2	1
39	LDA2017/0028	6 Cecil St DENISTONE EAST NSW 2112	28/04/2017	2	1
40	LDA2017/0069	1 Karalee Ct MARSFIELD NSW 2122	4/05/2017	2	1
41	LDA2017/0072	130 Morrison Rd TENNYSON POINT NSW 2111	8/05/2017	2	1
42	LDA2017/0039	1 Pearl St WEST RYDE NSW 2114	10/05/2017	2	1
43	LDA2016/0340	33 Marsden Rd WEST RYDE NSW 2114	11/05/2017	2	1
44	LDA2017/0036	248 North Rd EASTWOOD NSW 2122	11/05/2017	2	1
45	LDA2017/0079	14 Hibble St WEST RYDE NSW 2114	17/05/2017	2	1
46	LDA2017/0015	21 Dan St MARSFIELD NSW 2122	17/05/2017	2	1
47	LDA2017/0088	3 Wade St PUTNEY NSW 2112	17/05/2017	2	1
48	LDA2016/0610	205 Vimiera Rd MARSFIELD NSW 2122	23/05/2017	2	1
49	LDA2017/0074	5 Leslie St NORTH RYDE NSW 2113	25/05/2017	2	1
50	LDA2017/0098	151 Ryedale Rd DENISTONE NSW 2114	25/05/2017	2	1
51	LDA2017/0129	75 Phillip Rd PUTNEY NSW 2112	30/05/2017	2	1
52	LDA2017/0046	9 Clermont Ave RYDE NSW 2112	30/05/2017	2	1
53	LDA2016/0425	45 Tennyson Rd GLADESVILLE NSW 2111	31/05/2017	2	1
54	LDA2017/0089	35 Fisher Ave RYDE NSW 2112	31/05/2017	2	1
55	LDA2017/0103	77 Quarry Rd RYDE NSW 2112	1/06/2017	2	1
56	LDA2017/0100	16 Anthony Rd WEST RYDE NSW 2114	1/06/2017	2	1
57	LDA2017/0059	104 Buffalo Rd RYDE NSW 2112	5/06/2017	2	1
58	LDA2017/0109	35 Swan St GLADESVILLE NSW 2111	13/06/2017	2	1
59	LDA2017/0164	8 Richmond St DENISTONE EAST NSW 2112	29/06/2017	2	1
60	LDA2017/0176	91 Parkes St WEST RYDE NSW 2114	29/06/2017	2	1
61	LDA2017/0163	1 Ilma St MARSFIELD NSW 2122	29/06/2017	2	1
62	LDA2017/0141	73 Quarry Rd RYDE NSW 2112	19/07/2017	2	1
63	LDA2017/0190	47 North Rd RYDE NSW 2112	1/08/2017	2	1
64	LDA2016/0320	12 Crescent Ave RYDE NSW 2112	7/08/2017	2	1
65	LDA2017/0025	161 Ryedale Rd DENISTONE NSW 2114	7/08/2017	2	1
66	LDA2017/0238	13 Richards Ave EASTWOOD NSW 2122	14/08/2017	2	1
67	LDA2017/0102	9 Ronald Ave RYDE NSW 2112	16/08/2017	2	1
68	LDA2017/0142	344 Lane Cove Rd NORTH RYDE NSW 2113	18/08/2017	2	1
69	LDA2017/0038	28 Burmah Rd DENISTONE NSW 2114	29/08/2017	2	1
70	LDA2017/0157	15 Small's Rd RYDE NSW 2112	30/08/2017	2	1
71	LDA2017/0233	16 Watt Ave RYDE NSW 2112	5/09/2017	2	1
72	LDA2017/0228	16 Cecil St DENISTONE EAST NSW 2112	6/09/2017	2	1
73	LDA2017/0203	14 Bellamy Ave EASTWOOD NSW 2122	11/09/2017	2	1
74	LDA2017/0269	12 Kuppa Rd RYDE NSW 2112	14/09/2017	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
75	LDA2017/0144	4 Carramar Ave NORTH RYDE NSW 2113	20/09/2017	2	1
76	LDA2017/0315	5 Eulo Pde RYDE NSW 2112	5/10/2017	2	1
77	LDA2017/0195	318 Morrison Rd PUTNEY NSW 2112	5/10/2017	2	1
78	LDA2017/0215	25 Acacia St EASTWOOD NSW 2122	6/10/2017	2	1
79	LDA2017/0263	135 North Rd EASTWOOD NSW 2122	9/10/2017	2	1
80	LDA2017/0211	153 Buffalo Rd RYDE NSW 2112	16/10/2017	2	1
81	LDA2017/0291	9 Nash Pl NORTH RYDE NSW 2113	19/10/2017	2	1
82	LDA2017/0283	290 Quarry Rd RYDE NSW 2112	31/10/2017	2	1
83	LDA2017/0392	1 Cooney St NORTH RYDE NSW 2113	2/11/2017	2	1
84	LDA2017/0321	54 Winbourne St WEST RYDE NSW 2114	3/11/2017	2	1
85	LDA2017/0354	25 Champion Rd TENNYSON POINT NSW 2111	20/11/2017	2	1
86	LDA2017/0249	37 Marsden Rd WEST RYDE NSW 2114	21/11/2017	2	1
87	LDA2017/0337	15 Gerard St GLADESVILLE NSW 2111	27/11/2017	2	1
88	LDA2017/0373	199 North Rd EASTWOOD NSW 2122	27/11/2017	2	1
89	LDA2017/0301	43 Constitution Rd RYDE NSW 2112	11/12/2017	2	1
90	LDA2017/0286	6 Beverley Cr MARSFIELD NSW 2122	11/12/2017	2	1
91	LDA2017/0308	17 Simpson St PUTNEY NSW 2112	13/12/2017	2	1
92	LDA2017/0361	173 North Rd EASTWOOD NSW 2122	18/12/2017	2	1
93	LDA2017/0420	15 Morvan St DENISTONE WEST NSW 2114	19/12/2017	2	1
			Total	186	93
2018					
1	LDA2017/0207	26 Lovell Rd EASTWOOD NSW 2122	9/01/2018	2	1
2	LDA2017/0318	20 Woorang St EASTWOOD NSW 2122	10/01/2018	2	1
3	LDA2017/0429	98 Cox's Rd NORTH RYDE NSW 2113	15/01/2018	2	1
4	LDA2017/0282	6 Milham Ave EASTWOOD NSW 2122	16/01/2018	2	1
5	LDA2017/0461	85 Darvall Rd WEST RYDE NSW 2114	18/01/2018	2	1
6	LDA2017/0411	8 Winston St MARSFIELD NSW 2122	22/01/2018	2	1
7	LDA2017/0486	32 Holt St NORTH RYDE NSW 2113	24/01/2018	2	1
8	LDA2017/0438	5 Karalee Ct MARSFIELD NSW 2122	29/01/2018	2	1
9	LDA2017/0458	29 Hunts Ave EASTWOOD NSW 2122	31/01/2018	2	1
10	LDA2017/0388	51 Shaftsbury Rd DENISTONE NSW 2114	5/02/2018	2	1
11	LDA2017/0431	2 Grand Ave WEST RYDE NSW 2114	5/02/2018	2	1
12	LDA2017/0511	20 Providence Rd RYDE NSW 2112	6/02/2018	2	1
13	LDA2017/0421	158 Vimiera Rd MARSFIELD NSW 2122	7/02/2018	2	1
14	LDA2017/0469	10 Shipway St MARSFIELD NSW 2122	21/02/2018	2	1
15	LDA2017/0443	118 Morrison Rd TENNYSON POINT NSW 2111	26/02/2018	2	1
16	LDA2017/0437	9 Kennedy St GLADESVILLE NSW 2111	27/02/2018	2	1
17	LDA2017/0324	8 Woorang St EASTWOOD NSW 2122	28/02/2018	2	1
18	LDA2017/0430	75 Brush Rd WEST RYDE NSW 2114	8/03/2018	2	1
19	LDA2017/0527	34 Avon Rd NORTH RYDE NSW 2113	12/03/2018	2	1
20	LDA2017/0509	55 Brabyn St DENISTONE EAST NSW 2112	16/03/2018	2	1
21	LDA2018/0014	12 Jackson Cr DENISTONE EAST NSW 2112	29/03/2018	2	1
22	LDA2018/0019	9 Raymond St EASTWOOD NSW 2122	9/04/2018	2	1
23	LDA2017/0523	16 Sluman St DENISTONE WEST NSW 2114	9/04/2018	2	1
24	LDA2017/0333	29 Hermitage Rd WEST RYDE NSW 2114	10/04/2018	2	1
25	LDA2017/0381	20 Milham Ave EASTWOOD NSW 2122	10/04/2018	2	1
26	LDA2018/0003	2 Kokoda St NORTH RYDE NSW 2113	19/04/2018	2	1
27	LDA2017/0493	1 Henry St RYDE NSW 2112	26/04/2018	2	1
28	LDA2017/0517	304 Pittwater Rd EAST RYDE NSW 2113	2/05/2018	2	1
29	LDA2018/0005	54 Fawcett St RYDE NSW 2112	2/05/2018	2	1
30	LDA2017/0360	8 Genner St DENISTONE WEST NSW 2114	3/05/2018	2	1
31	LDA2017/0510	2A Rokeva St EASTWOOD NSW 2122	7/05/2018	2	1
32	LDA2018/0045	77 Cobham Ave MELROSE PARK NSW 2114	17/05/2018	2	1
33	LDA2018/0095	102 Ryde Rd GLADESVILLE NSW 2111	23/05/2018	2	1
34	LDA2018/0066	20 Tennyson Rd GLADESVILLE NSW 2111	5/06/2018	2	1
35	LDA2018/0105	38 Ross St GLADESVILLE NSW 2111	19/06/2018	2	1
36	LDA2018/0113	16 Jeanette St EAST RYDE NSW 2113	19/06/2018	2	1
37	LDA2018/0110	160 Waterloo Rd MARSFIELD NSW 2122	21/06/2018	2	1
38	LDA2017/0485	95 Morrison Rd GLADESVILLE NSW 2111	25/06/2018	2	1
39	LDA2017/0529	13 Anzac Ave DENISTONE NSW 2114	25/06/2018	2	1
40	LDA2017/0496	40 Clanwilliam St EASTWOOD NSW 2122	10/07/2018	2	1
41	LDA2018/0125	52 Lavarack St RYDE NSW 2112	13/07/2018	2	1
42	LDA2017/0179	32 Bellevue Ave DENISTONE NSW 2114	31/07/2018	2	1

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
43	LDA2017/0335	42 Jones St RYDE NSW 2112	25/09/2018	2	1
44	LDA2017/0427	79-81 Station St WEST RYDE NSW 2114	25/07/2018	2	1
45	LDA2017/0496	40 Clanwilliam St EASTWOOD NSW 2122	10/07/2018	2	1
46	LDA2017/0512	46 Trelawney St EASTWOOD NSW 2122	24/08/2018	2	1
47	LDA2017/0543	194 Princes St PUTNEY NSW 2112	6/08/2018	2	1
48	LDA2018/0081	27 Dan St MARSFIELD NSW 2122	2/11/2018	2	1
49	LDA2018/0085	46 Watts Rd RYDE NSW 2112	26/07/2018	2	1
50	LDA2018/0121	1 Mimos St DENISTONE WEST NSW 2114	7/09/2018	2	1
51	LDA2018/0125	52 Lavarack St RYDE NSW 2112	13/07/2018	2	1
52	LDA2018/0135	6 Rokeva St EASTWOOD NSW 2122	19/09/2018	2	1
53	LDA2018/0173	108 Quarry Rd RYDE NSW 2112	13/08/2018	2	1
54	LDA2018/0210	2 Orange St EASTWOOD NSW 2122	18/09/2018	2	1
55	LDA2018/0215	103 Terry Rd DENISTONE NSW 2114	19/09/2018	2	1
56	LDA2018/0216	46 Ford St NORTH RYDE NSW 2113	25/09/2018	2	1
57	LDA2018/0220	23 Reserve St WEST RYDE NSW 2114	10/12/2018	2	1
58	LDA2018/0233	179 Cox's Rd NORTH RYDE NSW 2113	30/11/2018	2	1
59	LDA2018/0235	471 Blaxland Rd DENISTONE EAST NSW 2112	10/12/2018	2	1
60	LDA2018/0239	47 Fawcett St RYDE NSW 2112	30/08/2018	2	1
61	LDA2018/0240	122 Cox's Rd NORTH RYDE NSW 2113	19/11/2018	2	1
62	LDA2018/0253	17 Stanbury St GLADESVILLE NSW 2111	8/08/2018	2	1
63	LDA2018/0292	1 Edmondson St NORTH RYDE NSW 2113	17/12/2018	2	1
64	LDA2018/0306	4 Acacia St EASTWOOD NSW 2122	30/10/2018	2	1
65	LDA2018/0318	181 Cox's Rd NORTH RYDE NSW 2113	23/11/2018	2	1
66	LDA2018/0329	39 Hollis Ave DENISTONE EAST NSW 2112	15/10/2018	2	1
67	LDA2018/0343	17 Dora St MARSFIELD NSW 2122	8/10/2018	2	1
68	LDA2018/0374	16 Sybil St EASTWOOD NSW 2122	19/11/2018	2	1
69	LDA2018/0388	44 Farrington Pde NORTH RYDE NSW 2113	30/11/2018	2	1
70	LDA2018/0422	44 Greene Ave RYDE NSW 2112	13/12/2018	2	1
71	LDA2018/0099	5 Crescent Ave RYDE NSW 2112	7/08/2018	2	1
72	LDA2018/0108	6 Eltham St GLADESVILLE NSW 2111	12/10/2018	2	1
73	LDA2018/0193	106 Quarry Rd RYDE NSW 2112	25/10/2018	2	1
			Total	82	73
			Gross Total	726	395

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Secondary Dwellings LDA Approved - Jan 2014 to Jun 2018				
No.	App. No.	Address	Approved	Additional Dwellings Created
2014				
1	LDA2013/0511	125 Lancaster Ave MELROSE PARK NSW 2114	4/02/2014	1
2	LDA2013/0468	9A Balaclava Rd EASTWOOD NSW 2122	5/02/2014	1
3	LDA2013/0418	597 Blaxland Rd EASTWOOD NSW 2122	14/02/2014	1
4	LDA2014/0010	42 Lane Cove Rd RYDE NSW 2112	10/03/2014	1
5	LDA2014/0020	20 Tallwood Ave EASTWOOD NSW 2122	12/03/2014	1
6	LDA2014/0014	6 Sobraon Rd MARSFIELD NSW 2122	21/03/2014	1
7	LDA2013/0494	57 Eltham St GLADESVILLE NSW 2111	21/03/2014	1
8	LDA2014/0062	14 Boree St MARSFIELD NSW 2122	2/04/2014	1
9	LDA2014/0013	5 Linley Wy RYDE NSW 2112	10/04/2014	1
10	LDA2013/0450	1 Beaumont Ave DENISTONE NSW 2114	14/04/2014	1
11	LDA2014/0061	17 Winbourne St WEST RYDE NSW 2114	16/04/2014	1
12	LDA2014/0075	102 Cobham Ave MELROSE PARK NSW 2114	16/04/2014	1
13	LDA2013/0438	176 Princes St PUTNEY NSW 2112	17/04/2014	1
14	LDA2014/0015	8 Clive Rd EASTWOOD NSW 2122	12/05/2014	1
15	LDA2014/0099	13 Linton Ave WEST RYDE NSW 2114	4/06/2014	1
16	LDA2014/0149	2 Waterview St PUTNEY NSW 2112	24/06/2014	1
17	LDA2014/0245	39 The Strand GLADESVILLE NSW 2111	15/08/2014	1
18	LDA2014/0247	32 Cooney St NORTH RYDE NSW 2113	23/08/2014	1
19	LDA2014/0292	356 Lane Cove Rd NORTH RYDE NSW 2113	1/09/2014	1
20	LDA2014/0207	14 Colvin Cr DENISTONE EAST NSW 2112	1/09/2014	1
21	LDA2014/0206	35 Melville St WEST RYDE NSW 2114	5/09/2014	1
22	LDA2014/0304	31 Thorn St RYDE NSW 2112	9/09/2014	1
23	LDA2014/0314	31 Belmore St RYDE NSW 2112	11/09/2014	1
24	LDA2014/0284	6 Chatfield St RYDE NSW 2112	23/09/2014	1
25	LDA2014/0316	9 Welby St EASTWOOD NSW 2122	26/09/2014	1
26	LDA2014/0301	182 Abuklea Rd EASTWOOD NSW 2122	27/10/2014	1
27	LDA2014/0421	44 Lane Cove Rd RYDE NSW 2112	3/12/2014	1
28	LDA2014/0290	44 Cox's Rd EAST RYDE NSW 2113	17/12/2014	1
2015				
1	LDA2014/0442	21 Denistone Rd EASTWOOD NSW 2122	9/01/2015	1
2	LDA2014/0542	11 Frederick St RYDE NSW 2112	10/02/2015	1
3	LDA2014/0422	53 Watts Rd RYDE NSW 2112	11/02/2015	1
4	LDA2014/0433	84 Parkes St WEST RYDE NSW 2114	13/02/2015	1
5	LDA2014/0429	5 Jones St RYDE NSW 2112	17/02/2015	1
6	LDA2014/0514	42 Hermitage Rd WEST RYDE NSW 2114	5/03/2015	1
7	LDA2014/0342	10 Stuart St RYDE NSW 2112	6/03/2015	1
8	LDA2014/0545	32 Lovell Rd EASTWOOD NSW 2122	16/03/2015	1
9	LDA2015/0004	22 Graham Ave EASTWOOD NSW 2122	19/03/2015	1
10	LDA2014/0515	56 Darvall Rd EASTWOOD NSW 2122	1/04/2015	1
11	LDA2014/0596	17A Bayview St TENNYSON POINT NSW 2111	2/04/2015	1
12	LDA2014/0539	87 Culloden Rd MARSFIELD NSW 2122	8/04/2015	1
13	LDA2015/0038	13 Pindari St NORTH RYDE NSW 2113	16/04/2015	1
14	LDA2014/0574	105 Balaclava Rd EASTWOOD NSW 2122	17/04/2015	1
15	LDA2015/0023	4 Vanimo Pl EASTWOOD NSW 2122	20/04/2015	1
16	LDA2015/0132	26 Warwick St NORTH RYDE NSW 2113	5/05/2015	1
17	LDA2015/0120	45A Linton Ave WEST RYDE NSW 2114	18/05/2015	1
18	LDA2015/0034	54 Abuklea Rd EASTWOOD NSW 2122	29/05/2015	1
19	LDA2015/0167	25 Anthony Rd WEST RYDE NSW 2114	1/06/2015	1
20	LDA2015/0109	37 Rutledge St EASTWOOD NSW 2122	2/07/2015	1
21	LDA2015/0110	32 Ferrabetta Ave EASTWOOD NSW 2122	15/07/2015	1

No.	App. No.	Address	Approved	Additional Dwellings Created
22	LDA2015/0100	8 Parkes St RYDE NSW 2112	17/07/2015	1
23	LDA2015/0199	38 River Ave CHATSWOOD WEST NSW 2067	22/07/2015	1
24	LDA2015/0203	20 Orange St EASTWOOD NSW 2122	30/07/2015	1
25	LDA2015/0049	5 Buena Vista Ave DENISTONE NSW 2114	4/08/2015	1
26	LDA2015/0157	7 Keats Ave RYDE NSW 2112	2/09/2015	1
27	LDA2015/0172	6 Orange St EASTWOOD NSW 2122	8/09/2015	1
28	LDA2015/0142	11 Hillview Rd EASTWOOD NSW 2122	11/09/2015	1
29	LDA2015/0363	12 Sixth Ave DENISTONE NSW 2114	15/09/2015	1
30	LDA2015/0325	194 Morrison Rd PUTNEY NSW 2112	15/09/2015	1
31	LDA2015/0181	51 Eltham St GLADESVILLE NSW 2111	17/09/2015	1
32	LDA2015/0317	26 Culloden Rd MARSFIELD NSW 2122	18/09/2015	1
33	LDA2015/0351	54 Parkes St WEST RYDE NSW 2114	12/10/2015	1
34	LDA2015/0338	114 Constitution Road West MEADOWBANK NSW 2114	14/10/2015	1
35	LDA2015/0358	10 Gladstone Ave RYDE NSW 2112	19/10/2015	1
36	LDA2015/0508	32 Mawarra Cr MARSFIELD NSW 2122	24/11/2015	1
37	LDA2015/0281	29 Arthur St RYDE NSW 2112	30/11/2015	1
38	LDA2015/0424	134 Morrison Rd TENNYSON POINT NSW 2111	2/12/2015	1
39	LDA2015/0401	39 North Rd RYDE NSW 2112	10/12/2015	1
40	LDA2015/0509	32A Mawarra Cr MARSFIELD NSW 2122	11/12/2015	1
2016				
1	LDA2015/0568	11 Stewart St EASTWOOD NSW 2122	22/01/2016	1
2	LDA2015/0408	46 Parkes St RYDE NSW 2112	22/01/2016	1
3	LDA2015/0570	40 Farnell St WEST RYDE NSW 2114	22/01/2016	1
4	LDA2015/0584	3 Rocca St RYDE NSW 2112	22/01/2016	1
5	LDA2015/0503	26A Vimiera Rd EASTWOOD NSW 2122	1/02/2016	1
6	LDA2015/0580	43 Douglas St PUTNEY NSW 2112	12/02/2016	1
7	LDA2015/0561	20 Kingsford Ave EASTWOOD NSW 2122	17/02/2016	1
8	LDA2015/0541	115 Eastview Ave NORTH RYDE NSW 2113	23/02/2016	1
9	LDA2015/0555	27 Eltham St GLADESVILLE NSW 2111	29/02/2016	1
10	LDA2016/0037	52 Rutledge St EASTWOOD NSW 2122	18/03/2016	1
11	LDA2015/0601	58A Higginbotham Rd GLADESVILLE NSW 2111	18/03/2016	1
12	LDA2016/0071	18 Dunshea St DENISTONE WEST NSW 2114	24/03/2016	1
13	LDA2015/0576	10 Gerrish St GLADESVILLE NSW 2111	29/03/2016	1
14	LDA2015/0483	38 Samuel St RYDE NSW 2112	30/03/2016	1
15	LDA2015/0633	17 Aeolus Ave RYDE NSW 2112	31/03/2016	1
16	LDA2016/0038	89 Buffalo Rd RYDE NSW 2112	4/04/2016	1
17	LDA2016/0066	1 Redshaw St RYDE NSW 2112	8/04/2016	1
18	LDA2016/0065	29 Waratah St EASTWOOD NSW 2122	8/04/2016	1
19	LDA2016/0086	106 Kent Rd NORTH RYDE NSW 2113	28/04/2016	1
20	LDA2016/0061	74 Fawcett St RYDE NSW 2112	26/05/2016	1
21	LDA2016/0142	48 Darvall Rd EASTWOOD NSW 2122	14/06/2016	1
22	LDA2016/0127	60 Rutledge St EASTWOOD NSW 2122	15/06/2016	1
23	LDA2016/0015	6 Larkard St NORTH RYDE NSW 2113	20/06/2016	1
24	LDA2015/0470	35A Wentworth Rd EASTWOOD NSW 2122	30/06/2016	1
25	LDA2015/0381	2 Clive Rd EASTWOOD NSW 2122	8/07/2016	1
26	LDA2016/0195	11 Woorang St EASTWOOD NSW 2122	12/07/2016	1
27	LDA2015/0637	617 Blaxland Rd EASTWOOD NSW 2122	22/07/2016	1
28	LDA2016/0150	784 Victoria Rd RYDE NSW 2112	25/07/2016	1
29	LDA2016/0129	200 Pittwater Rd GLADESVILLE NSW 2111	25/07/2016	1
30	LDA2016/0259	304 Morrison Rd PUTNEY NSW 2112	27/07/2016	1
31	LDA2016/0069	178 Epping Rd MARSFIELD NSW 2122	28/07/2016	1
32	LDA2016/0291	13 Russell St DENISTONE EAST NSW 2112	2/08/2016	1
33	LDA2016/0145	119 Morrison Rd GLADESVILLE NSW 2111	2/08/2016	1
34	LDA2016/0304	64 Herring Rd MARSFIELD NSW 2122	19/08/2016	1
35	LDA2016/0356	28 Huxley St WEST RYDE NSW 2114	5/09/2016	1

No.	App. No.	Address	Approved	Additional Dwellings Created
36	LDA2016/0306	60 Kent Rd NORTH RYDE NSW 2113	19/10/2016	1
37	LDA2016/0429	29 Quarry Rd RYDE NSW 2112	2/11/2016	1
38	LDA2016/0373	8 Ronald Ave RYDE NSW 2112	10/11/2016	1
39	LDA2016/0453	104 Church St RYDE NSW 2112	24/11/2016	1
40	LDA2016/0545	117 Constitution Road West WEST RYDE NSW 2114	14/12/2016	1
41	LDA2016/0518	4 Delmar Pde GLADESVILLE NSW 2111	23/12/2016	1
2017				
1	LDA2016/0284	1 Bronhill Ave EAST RYDE NSW 2113	10/01/2017	1
2	LDA2016/0533	1 Semple St RYDE NSW 2112	24/01/2017	1
3	LDA2017/0002	14 Orange St EASTWOOD NSW 2122	13/02/2017	1
4	LDA2016/0349	36 Maxim St WEST RYDE NSW 2114	20/02/2017	1
5	LDA2016/0629	1 Sturdee St NORTH RYDE NSW 2113	3/03/2017	1
6	LDA2016/0547	20 Fifth Ave DENISTONE NSW 2114	6/03/2017	1
7	LDA2017/0024	32 Goulding Rd RYDE NSW 2112	16/03/2017	1
8	LDA2016/0505	1130 Victoria Rd WEST RYDE NSW 2114	17/03/2017	1
9	LDA2016/0582	21 Berryman St NORTH RYDE NSW 2113	27/03/2017	1
10	LDA2017/0031	35 Zola Ave RYDE NSW 2112	31/03/2017	1
11	LDA2016/0616	27 Terry Rd WEST RYDE NSW 2114	6/04/2017	1
12	LDA2017/0033	207 Quarry Rd RYDE NSW 2112	10/04/2017	1
13	LDA2017/0035	1 Cooney St NORTH RYDE NSW 2113	27/04/2017	1
14	LDA2017/0146	7 Harford St NORTH RYDE NSW 2113	22/05/2017	1
15	LDA2017/0106	22 Auld Ave EASTWOOD NSW 2122	26/05/2017	1
16	LDA2017/0005	8 Milroy St NORTH RYDE NSW 2113	13/06/2017	1
17	LDA2017/0162	1 Flinders Rd NORTH RYDE NSW 2113	20/06/2017	1
18	LDA2017/0121	17 Berripa CI NORTH RYDE NSW 2113	30/06/2017	1
19	LDA2017/0244	114 Constitution Road West MEADOWBANK NSW 2114	14/08/2017	1
20	LDA2017/0246	64 Anzac Ave WEST RYDE NSW 2114	31/08/2017	1
21	LDA2017/0262	4 Eden St RYDE NSW 2112	15/09/2017	1
22	LDA2017/0329	5 Wentworth Rd EASTWOOD NSW 2122	29/09/2017	1
23	LDA2017/0268	3 Laurel PI RYDE NSW 2112	13/10/2017	1
24	LDA2017/0294	7 Vera St EASTWOOD NSW 2122	17/10/2017	1
25	LDA2017/0299	16 Lavarack St RYDE NSW 2112	24/10/2017	1
26	LDA2017/0236	6 Coronation Ave EASTWOOD NSW 2122	30/10/2017	1
27	LDA2017/0193	95 Cressy Rd EAST RYDE NSW 2113	4/11/2017	1
28	LDA2017/0362	2 Olivieri PI RYDE NSW 2112	8/11/2017	1
29	LDA2017/0260	32 Morrison Rd GLADESVILLE NSW 2111	30/11/2017	1
30	LDA2017/0401	75 Wicks Rd NORTH RYDE NSW 2113	5/12/2017	1
31	LDA2017/0252	21 Abuklea Rd MARSFIELD NSW 2122	5/12/2017	1
32	LDA2017/0502	28 Bright St RYDE NSW 2112	21/12/2017	1
2018				
1	LDA2017/0344	64 Shepherd St RYDE NSW 2112	15/01/2018	1
2	LDA2017/0357	86 Bellevue Ave DENISTONE NSW 2114	15/01/2018	1
3	LDA2017/0448	1 Chapman St GLADESVILLE NSW 2111	16/01/2018	1
4	LDA2017/0447	99 Bowden St RYDE NSW 2112	22/01/2018	1
5	LDA2017/0484	35 Birdwood St DENISTONE EAST NSW 2112	31/01/2018	1
6	LDA2017/0470	114 North Rd EASTWOOD NSW 2122	9/02/2018	1
7	LDA2017/0369	23 Glendower Ave EASTWOOD NSW 2122	15/02/2018	1
8	LDA2017/0538	28 Culloden Rd MARSFIELD NSW 2122	19/02/2018	1
9	LDA2016/0377	76 Morrison Rd GLADESVILLE NSW 2111	20/02/2018	1
10	LDA2017/0519	1086 Victoria Rd WEST RYDE NSW 2114	16/03/2018	1
11	LDA2017/0528	43 Tallwood Ave EASTWOOD NSW 2122	9/04/2018	1
12	LDA2018/0061	78 Twin Rd NORTH RYDE NSW 2113	24/04/2018	1
13	LDA2017/0499	24 Moira Ave WEST RYDE NSW 2114	24/04/2018	1
14	LDA2018/0050	43 Henderson St DENISTONE EAST NSW 2112	27/04/2018	1
15	LDA2018/0075	68 Pittwater Rd GLADESVILLE NSW 2111	9/05/2018	1

No.	App. No.	Address	Approved	Additional Dwellings Created
16	LDA2018/0138	3 Baird Ave RYDE NSW 2112	8/06/2018	1
17	LDA2018/0004	6 Wayella St WEST RYDE NSW 2114	8/06/2018	1
18	LDA2018/0129	8 Oslo St MARSFIELD NSW 2122	8/06/2018	1
19	LDA2018/0202	3 Sixth Ave DENISTONE NSW 2114	18/07/2018	1
20	LDA2018/0190	277 Morrison Rd RYDE NSW 2112	9/08/2018	1
21	LDA2018/0243	9 Cross St RYDE NSW 2112	29/10/2018	1
22	LDA2018/0287	160 Chatham Rd EASTWOOD NSW 2122	5/10/2018	1
23	LDA2018/0304	13 Goulding Rd RYDE NSW 2112	8/11/2018	1
24	LDA2018/0359	36 Maxim St WEST RYDE NSW 2114	30/11/2018	1
			Total	165

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Secondary Dwellings CDC Approved - Jan 2014 to Jun 2018				
No.	App. No.	Address	Approved	Additional Dwellings Created
2014				
1	CDP2014/0007	5 Clarence St NORTH RYDE	3/01/2014	1
2	CDP2014/0013	10 Sindel St WEST RYDE	6/01/2014	1
3	CDP2014/0024	24 Gaza Rd WEST RYDE	17/01/2014	1
4	CDP2014/0035	18 Neil St NORTH RYDE	29/01/2014	1
5	CDP2014/0054	3 Clifton St WEST RYDE	12/02/2014	1
6	CDP2014/0057	82 Rutledge St EASTWOOD	13/02/2014	1
7	CDP2014/0064	94 Rutledge St EASTWOOD	19/02/2014	1
8	CDP2014/0063	2 Lorna Ave NORTH RYDE	20/02/2014	1
9	CDP2014/0079	4 Harrison Ave EASTWOOD	25/02/2014	1
10	CDP2014/0086	3 Bridge Rd NORTH RYDE	28/02/2014	1
11	CDP2014/0094	18 Anthony Rd WEST RYDE	6/03/2014	1
12	CDP2014/0098	205 Vimiera Rd MARSFIELD	11/03/2014	1
13	CDP2014/0102	2 Willandra St RYDE	17/03/2014	1
14	CDP2014/0111	147 Agincourt Rd MARSFIELD	20/03/2014	1
15	CDP2014/0114	50 Monash Rd GLADESVILLE	20/03/2014	1
16	CDP2014/0135	37 Griffiths Ave WEST RYDE	31/03/2014	1
17	CDP2014/0147	27 Agincourt Rd MARSFIELD	7/04/2014	1
18	CDP2014/0165	31 Tyrell St GLADESVILLE	23/04/2014	1
19	CDP2014/0182	849 Victoria Rd WEST RYDE	28/04/2014	1
20	CDP2014/0184	11 Orchard St WEST RYDE	29/04/2014	1
21	CDP2014/0198	31 Kings Rd DENISTONE EAST	2/05/2014	1
22	CDP2014/0213	432 Blaxland Rd DENISTONE	13/05/2014	1
23	CDP2014/0230	14 Raymond St EASTWOOD	20/05/2014	1
24	CDP2014/0236	9 Payten St PUTNEY	21/05/2014	1
25	CDP2014/0238	627 Blaxland Rd EASTWOOD	22/05/2014	1
26	CDP2014/0240	33 Watts Rd RYDE	23/05/2014	1
27	CDP2014/0241	378 Blaxland Rd DENISTONE	26/05/2014	1
28	CDP2014/0301	15 Orchard St WEST RYDE	13/06/2014	1
29	CDP2014/0306	49 Dickson Ave WEST RYDE	13/06/2014	1
30	CDP2014/0315	10 Reserve St WEST RYDE	23/06/2014	1
31	CDP2014/0320	250 Lane Cove Rd NORTH RYDE	23/06/2014	1
32	CDP2014/0321	67 Anzac Ave WEST RYDE	23/06/2014	1
33	CDP2014/0326	26 Christine Ave RYDE	24/06/2014	1
34	CDP2014/0334	18 Threlfall St EASTWOOD	26/06/2014	1
35	CDP2014/0335	41 Parkes St RYDE	26/06/2014	1
36	CDP2014/0339	31 Beverley Cr MARSFIELD	26/06/2014	1
37	CDP2014/0347	144 Darvall Rd WEST RYDE	30/06/2014	1
38	CDP2014/0349	4 Searle St RYDE	30/06/2014	1
39	CDP2014/0357	30 Potts St RYDE	2/07/2014	1
40	CDP2014/0359	9 Milham Ave EASTWOOD	2/07/2014	1
41	CDP2014/0360	131 Princes St PUTNEY	2/07/2014	1
42	CDP2014/0366	20 Phillip Rd PUTNEY	7/07/2014	1
43	CDP2014/0368	23 Arthur St RYDE	7/07/2014	1
44	CDP2014/0382	29 Henderson St DENISTONE EAST	10/07/2014	1
45	CDP2014/0399	50 Fourth Ave EASTWOOD	21/07/2014	1
46	CDP2014/0405	97 Church St RYDE	22/07/2014	1
47	CDP2014/0407	4 Clifton St WEST RYDE	23/07/2014	1
48	CDP2014/0452	35 Vimiera Rd EASTWOOD	15/08/2014	1
49	CDP2014/0451	19 Anzac Ave DENISTONE	15/08/2014	1
50	CDP2014/0462	108 Agincourt Rd MARSFIELD	18/08/2014	1
51	CDP2014/0469	8 Bowden St RYDE	18/08/2014	1

No.	App. No.	Address	Approved	Additional Dwellings Created
52	CDP2014/0471	525 Blaxland Rd DENISTONE EAST	19/08/2014	1
53	CDP2014/0482	8 Bowden St RYDE	22/08/2014	1
54	CDP2014/0483	137 Buffalo Rd RYDE	25/08/2014	1
55	CDP2014/0493	31 Torrington Dr MARSFIELD	28/08/2014	1
56	CDP2014/0512	112 Tennyson Rd TENNYSON POINT	1/09/2014	1
57	CDP2014/0543	108 North Rd DENISTONE EAST	9/09/2014	1
58	CDP2014/0555	894 Victoria Rd WEST RYDE	11/09/2014	1
59	CDP2014/0564	464 Blaxland Rd DENISTONE	17/09/2014	1
60	CDP2014/0585	11 Winbourne St WEST RYDE	19/09/2014	1
61	CDP2014/0541	41 Russell St DENISTONE EAST	23/09/2014	1
62	CDP2014/0598	19 Stanbury St GLADESVILLE	25/09/2014	1
63	CDP2014/0629	37 Oakes Ave EASTWOOD	2/10/2014	1
64	CDP2014/0648	5 Cherry Crt MARSFIELD	14/10/2014	1
65	CDP2014/0649	6 Hearnshaw St NORTH RYDE	14/10/2014	1
66	CDP2014/0657	5 Eastview Ave NORTH RYDE	15/10/2014	1
67	CDP2014/0664	23 Wilding St MARSFIELD	16/10/2014	1
68	CDP2014/0669	91 Lancaster Ave MELROSE PARK	21/10/2014	1
69	CDP2014/0690	30 Tramway St WEST RYDE	24/10/2014	1
70	CDP2014/0713	256 Lane Cove Rd NORTH RYDE	31/10/2014	1
71	CDP2014/0723	4 Searle St RYDE	4/11/2014	1
72	CDP2014/0742	11 Wolger Rd RYDE	11/11/2014	1
73	CDP2014/0752	4 Hinkler Ave RYDE	19/11/2014	1
74	CDP2014/0759	88 Parkes St WEST RYDE	19/11/2014	1
75	CDP2014/0770	35 Watts Rd RYDE	24/11/2014	1
76	CDP2014/0783	8 Pamela St NORTH RYDE	28/11/2014	1
77	CDP2014/0790	45 Hay St WEST RYDE	3/12/2014	1
78	CDP2014/0791	16 Auld Ave EASTWOOD	3/12/2014	1
79	CDP2014/0802	8 Harrison Ave EASTWOOD	10/12/2014	1
80	CDP2014/0804	26 Forrest Rd RYDE	11/12/2014	1
81	CDP2014/0809	3 Threlfall St EASTWOOD	16/12/2014	1
82	CDP2014/0818	113 Melba Dr EAST RYDE	18/12/2014	1
83	CDP2014/0824	11 Clermont Ave RYDE	23/12/2014	1
2015				
1	CDP2015/0001	57 Balaclava Rd EASTWOOD	2/01/2015	1
2	CDP2015/0013	92 Parkes St WEST RYDE	13/01/2015	1
3	CDP2015/0029	165 Ryedale Rd DENISTONE	23/01/2015	1
4	CDP2015/0056	9 Truscott St NORTH RYDE	10/02/2015	1
5	CDP2015/0060	35 Heath St RYDE	13/02/2015	1
6	CDP2015/0062	61 Balaclava Rd EASTWOOD	16/02/2015	1
7	CDP2015/0064	7 Dobson Cr RYDE	17/02/2015	1
8	CDP2015/0067	30 Morshead St NORTH RYDE	17/02/2015	1
9	CDP2015/0094	66 Rutledge St EASTWOOD	27/02/2015	1
10	CDP2015/0106	18 Bennett St WEST RYDE	3/03/2015	1
11	CDP2015/0119	7 Milham Ave EASTWOOD	12/03/2015	1
12	CDP2015/0144	7 Thorn St RYDE	26/03/2015	1
13	CDP2015/0148	24 Corunna Rd EASTWOOD	27/03/2015	1
14	CDP2015/0153	19 Fox Rd EAST RYDE	30/03/2015	1
15	CDP2015/0156	4 Pratten Ave RYDE	31/03/2015	1
16	CDP2015/0169	37 Melville St WEST RYDE	2/04/2015	1
17	CDP2015/0171	31 Phillip Rd PUTNEY	2/04/2015	1
18	CDP2015/0172	1 Higginbotham Rd GLADESVILLE	2/04/2015	1
19	CDP2015/0174	38 Gordon St EASTWOOD	8/04/2015	1
20	CDP2015/0183	38 Bank St WEST RYDE	13/04/2015	1
21	CDP2015/0145	72 Hermitage Rd WEST RYDE	16/04/2015	1
22	CDP2015/0189	42 Pennant Ave DENISTONE	16/04/2015	1

No.	App. No.	Address	Approved	Additional Dwellings Created
23	CDP2015/0195	21 Linton Ave WEST RYDE	20/04/2015	1
24	CDP2015/0198	4 Badajoz Rd RYDE	21/04/2015	1
25	CDP2015/0199	29 Small's Rd NORTH RYDE	22/04/2015	1
26	CDP2015/0200	286 Lane Cove Rd NORTH RYDE	22/04/2015	1
27	CDP2015/0207	35 Linton Ave WEST RYDE	28/04/2015	1
28	CDP2015/0209	284 Lane Cove Rd NORTH RYDE	28/04/2015	1
29	CDP2015/0210	288 Lane Cove Rd NORTH RYDE	28/04/2015	1
30	CDP2015/0217	18 Kulgoa Ave RYDE	29/04/2015	1
31	CDP2015/0214	44 Griffiths Ave WEST RYDE	30/04/2015	1
32	CDP2015/0236	67 Adelaide St WEST RYDE	5/05/2015	1
33	CDP2015/0238	29 Norma Ave EASTWOOD	5/05/2015	1
34	CDP2015/0239	47 Fourth Ave DENISTONE	5/05/2015	1
35	CDP2015/0243	20 Bennett St WEST RYDE	5/05/2015	1
36	CDP2015/0245	13 Mavis St NORTH RYDE	5/05/2015	1
37	CDP2015/0249	10 Flinders Rd NORTH RYDE	7/05/2015	1
38	CDP2015/0255	36 Clanalpine St EASTWOOD	15/05/2015	1
39	CDP2015/0258	23 Third Ave EASTWOOD	15/05/2015	1
40	CDP2015/0263	103 Buffalo Rd RYDE	19/05/2015	1
41	CDP2015/0287	1074 Victoria Rd WEST RYDE	28/05/2015	1
42	CDP2015/0288	17 Warrawong St EASTWOOD	29/05/2015	1
43	CDP2015/0292	9 Bass St PUTNEY	1/06/2015	1
44	CDP2015/0304	9 Lovell Rd DENISTONE EAST	5/06/2015	1
45	CDP2015/0307	17 Kingsford Ave EASTWOOD	5/06/2015	1
46	CDP2015/0317	5 Sindel St WEST RYDE	11/06/2015	1
47	CDP2015/0320	29 Fonti St EASTWOOD	11/06/2015	1
48	CDP2015/0337	4 Darvall Rd EASTWOOD	18/06/2015	1
49	CDP2015/0344	1 Bennett St WEST RYDE	22/06/2015	1
50	CDP2015/0345	7 Lorna Ave NORTH RYDE	23/06/2015	1
51	CDP2015/0348	29 Raven St GLADESVILLE	24/06/2015	1
52	CDP2015/0351	6 Adelphi Rd MARSFIELD	25/06/2015	1
53	CDP2015/0353	23 Irvine Cr RYDE	26/06/2015	1
54	CDP2015/0368	33 Hancott St RYDE	30/06/2015	1
55	CDP2015/0370	30 Banksia St EASTWOOD	1/07/2015	1
56	CDP2015/0384	37 Addington Ave RYDE	8/07/2015	1
57	CDP2015/0406	18 Shipway St MARSFIELD	17/07/2015	1
58	CDP2015/0411	42 Douglas St PUTNEY	20/07/2015	1
59	CDP2015/0417	22 Cook St NORTH RYDE	22/07/2015	1
60	CDP2015/0423	25 Fifth Ave DENISTONE	24/07/2015	1
61	CDP2015/0444	7 Welby St EASTWOOD	4/08/2015	1
62	CDP2015/0446	18 Third Ave EASTWOOD	5/08/2015	1
63	CDP2015/0418	12 Melba Dr EAST RYDE	6/08/2015	1
64	CDP2015/0420	18 Tyrell St GLADESVILLE	6/08/2015	1
65	CDP2015/0453	30 Frederick St RYDE	12/08/2015	1
66	CDP2015/0457	301 Rowe St EASTWOOD	13/08/2015	1
67	CDP2015/0476	39 Trevitt Rd NORTH RYDE	28/08/2015	1
68	CDP2015/0478	2 Campbell St EASTWOOD	28/08/2015	1
69	CDP2015/0480	2 Rickard St DENISTONE EAST	28/08/2015	1
70	CDP2015/0481	30 Moss St WEST RYDE	28/08/2015	1
71	CDP2015/0482	6 Nicoll Ave RYDE	28/08/2015	1
72	CDP2015/0490	21 Lavarack St RYDE	31/08/2015	1
73	CDP2015/0498	531 Blaxland Rd DENISTONE EAST	1/09/2015	1
74	CDP2015/0507	18 Winbourne St WEST RYDE	2/09/2015	1
75	CDP2015/0517	244 Lane Cove Rd NORTH RYDE	4/09/2015	1
76	CDP2015/0522	131 Agincourt Rd MARSFIELD	4/09/2015	1
77	CDP2015/0538	7 Darcy St MARSFIELD	15/09/2015	1
78	CDP2015/0544	15 Forsyth St WEST RYDE	16/09/2015	1

No.	App. No.	Address	Approved	Additional Dwellings Created
79	CDP2015/0554	88 Parklands Rd NORTH RYDE	17/09/2015	1
80	CDP2015/0557	15 Coronation Ave EASTWOOD	17/09/2015	1
81	CDP2015/0569	9 Suttor Ave RYDE	22/09/2015	1
82	CDP2015/0588	49 North Rd RYDE	28/09/2015	1
83	CDP2015/0592	2 Hay St WEST RYDE	29/09/2015	1
84	CDP2015/0596	23 Oakes Ave EASTWOOD	29/09/2015	1
85	CDP2015/0599	20 Baird Ave RYDE	30/09/2015	1
86	CDP2015/0605	18 Terry Rd DENISTONE	2/10/2015	1
87	CDP2015/0612	16 Wishart St EASTWOOD	9/10/2015	1
88	CDP2015/0624	9 Thistle St RYDE	13/10/2015	1
89	CDP2015/0656	50 Rutledge St EASTWOOD	27/10/2015	1
90	CDP2015/0650	43 Dickson Ave WEST RYDE	28/10/2015	1
91	CDP2015/0662	7 Watson St PUTNEY	29/10/2015	1
92	CDP2015/0670	24 Darvall Rd EASTWOOD	4/11/2015	1
93	CDP2015/0691	54 Belmore St RYDE	5/11/2015	1
94	CDP2015/0700	72 Ryedale Rd DENISTONE	9/11/2015	1
95	CDP2015/0701	3 Alexandria Ave EASTWOOD	10/11/2015	1
96	CDP2015/0703	90 East Pde DENISTONE	10/11/2015	1
97	CDP2015/0717	39 Morshead St NORTH RYDE	16/11/2015	1
98	CDP2015/0721	47 Cobham Ave MELROSE PARK	18/11/2015	1
99	CDP2015/0649	201 Lane Cove Rd NORTH RYDE	24/11/2015	1
100	CDP2015/0729	29 Parklands Rd NORTH RYDE	24/11/2015	1
101	CDP2015/0735	2 Truscott St NORTH RYDE	25/11/2015	1
102	CDP2015/0745	14 Forster St WEST RYDE	1/12/2015	1
103	CDP2015/0767	4 Squire St RYDE	17/12/2015	1
104	CDP2015/0769	104 Lane Cove Rd RYDE	17/12/2015	1
105	CDP2015/0779	23 Heath St RYDE	21/12/2015	1
106	CDP2015/0780	7 Raymond St EASTWOOD	21/12/2015	1
107	CDP2015/0794	13 Aitchandar Rd RYDE	22/12/2015	1
108	CDP2015/0796	3 Bellamy Ave EASTWOOD	22/12/2015	1
109	CDP2015/0800	43 Waterview St PUTNEY	23/12/2015	1
2016				
1	CDP2016/0010	117 Darvall Rd WEST RYDE	6/01/2016	1
2	CDP2016/0017	8 Cosimo Pl RYDE	13/01/2016	1
3	CDP2016/0023	21 Zanco Rd MARSFIELD	14/01/2016	1
4	CDP2016/0024	1094 Victoria Rd WEST RYDE	14/01/2016	1
5	CDP2016/0071	31 Beazley St RYDE	16/02/2016	1
6	CDP2016/0077	28 Henderson St DENISTONE EAST	19/02/2016	1
7	CDP2016/0078	18 Wandoo Ave RYDE	19/02/2016	1
8	CDP2016/0087	7 Gerard St GLADESVILLE	22/02/2016	1
9	CDP2016/0104	4 Ellen St RYDE	2/03/2016	1
10	CDP2016/0117	28 Chatham Rd WEST RYDE	8/03/2016	1
11	CDP2016/0132	1094 Victoria Rd WEST RYDE	14/03/2016	1
12	CDP2016/0135	70 Culloden Rd MARSFIELD	16/03/2016	1
13	CDP2016/0151	32 Bridge Rd NORTH RYDE	23/03/2016	1
14	CDP2016/0157	1 Adelaide St WEST RYDE	24/03/2016	1
15	CDP2016/0167	295 Pittwater Rd NORTH RYDE	30/03/2016	1
16	CDP2016/0177	5 Michael St NORTH RYDE	4/04/2016	1
17	CDP2016/0182	23 Albert St GLADESVILLE	5/04/2016	1
18	CDP2016/0202	27 Clanwilliam St EASTWOOD	12/04/2016	1
19	CDP2016/0220	9 Adelaide St WEST RYDE	20/04/2016	1
20	CDP2016/0229	12 Milham Ave EASTWOOD	21/04/2016	1
21	CDP2016/0232	284 Rowe St EASTWOOD	22/04/2016	1
22	CDP2016/0248	116 Chatham Rd DENISTONE	28/04/2016	1
23	CDP2016/0261	9 Chisholm St NORTH RYDE	3/05/2016	1

No.	App. No.	Address	Approved	Additional Dwellings Created
24	CDP2016/0276	61 Hay St WEST RYDE	5/05/2016	1
25	CDP2016/0277	1 Barr St NORTH RYDE	5/05/2016	1
26	CDP2016/0285	7 Ryrie St NORTH RYDE	11/05/2016	1
27	CDP2016/0289	137 Wharf Rd MELROSE PARK	17/05/2016	1
28	CDP2016/0290	9 Keats Ave RYDE	17/05/2016	1
29	CDP2016/0301	119 Darvall Rd WEST RYDE	20/05/2016	1
30	CDP2016/0310	304 Rowe St EASTWOOD	26/05/2016	1
31	CDP2012/0456	1 Brabyn St DENISTONE EAST	27/05/2016	1
32	CDP2016/0322	51 Ford St NORTH RYDE	2/06/2016	1
33	CDP2016/0325	9 Corunna Rd EASTWOOD	6/06/2016	1
34	CDP2016/0333	86 Twin Rd NORTH RYDE	8/06/2016	1
35	CDP2016/0334	80 North Rd DENISTONE EAST	8/06/2016	1
36	CDP2016/0350	112 Quarry Rd RYDE	10/06/2016	1
37	CDP2016/0358	10 Milroy St NORTH RYDE	15/06/2016	1
38	CDP2016/0367	83 Wicks Rd NORTH RYDE	22/06/2016	1
39	CDP2016/0371	11 Kuppa Rd RYDE	23/06/2016	1
40	CDP2016/0388	37 Darwin St WEST RYDE	28/06/2016	1
41	CDP2016/0402	86 Twin Rd NORTH RYDE	30/06/2016	1
42	CDP2016/0408	91 Balaclava Rd EASTWOOD	1/07/2016	1
43	CDP2016/0417	7 Ross Smith Ave MEADOWBANK	8/07/2016	1
44	CDP2016/0420	254 North Rd EASTWOOD	8/07/2016	1
45	CDP2016/0443	51 O'Keefe Cr EASTWOOD	21/07/2016	1
46	CDP2016/0459	10 Melba Dr EAST RYDE	28/07/2016	1
47	CDP2016/0468	64 Lancaster Ave MELROSE PARK	3/08/2016	1
48	CDP2016/0504	56 Potts St RYDE	16/08/2016	1
49	CDP2016/0517	6 Cressy Rd RYDE	19/08/2016	1
50	CDP2016/0519	9 Chisholm St NORTH RYDE	19/08/2016	1
51	CDP2016/0525	31 First Ave EASTWOOD	23/08/2016	1
52	CDP2016/0526	31 First Ave EASTWOOD	23/08/2016	1
53	CDP2016/0527	37 Conrad St NORTH RYDE	23/08/2016	1
54	CDP2016/0530	51 Chatham Rd DENISTONE	23/08/2016	1
55	CDP2016/0538	11 Lovell Rd DENISTONE EAST	25/08/2016	1
56	CDP2016/0553	93 Church St RYDE	7/09/2016	1
57	CDP2016/0558	177 Ryedale Rd DENISTONE	9/09/2016	1
58	CDP2016/0559	254 North Rd EASTWOOD	9/09/2016	1
59	CDP2016/0562	10 Wishart St EASTWOOD	12/09/2016	1
60	CDP2016/0564	54 Adelaide St WEST RYDE	12/09/2016	1
61	CDP2016/0566	86 Twin Rd NORTH RYDE	13/09/2016	1
62	CDP2016/0616	254 North Rd EASTWOOD	28/09/2016	1
63	CDP2016/0628	48 Kent Rd NORTH RYDE	4/10/2016	1
64	CDP2016/0634	6 Shipway St MARSFIELD	5/10/2016	1
65	CDP2016/0638	116 Chatham Rd DENISTONE	6/10/2016	1
66	CDP2016/0645	13 Edgar St EASTWOOD	7/10/2016	1
67	CDP2016/0657	39 Melville St WEST RYDE	11/10/2016	1
68	CDP2016/0667	41 Melville St WEST RYDE	13/10/2016	1
69	CDP2016/0668	2 Berryman St NORTH RYDE	14/10/2016	1
70	CDP2016/0670	22 Darvall Rd EASTWOOD	14/10/2016	1
71	CDP2016/0674	156 North Rd EASTWOOD	14/10/2016	1
72	CDP2016/0695	9 Bennett St WEST RYDE	25/10/2016	1
73	CDP2016/0700	12 Daffodil St EASTWOOD	27/10/2016	1
74	CDP2016/0705	18 Dickson Ave WEST RYDE	28/10/2016	1
75	CDP2016/0722	26 Colston St RYDE	3/11/2016	1
76	CDP2016/0732	24 Hay St WEST RYDE	8/11/2016	1
77	CDP2016/0737	29 Westminster Rd GLADESVILLE	9/11/2016	1
78	CDP2016/0743	13 Bencoolen Ave DENISTONE	14/11/2016	1
79	CDP2016/0762	13 Willow Cr RYDE	18/11/2016	1

No.	App. No.	Address	Approved	Additional Dwellings Created
80	CDP2016/0779	94 Wicks Rd NORTH RYDE	25/11/2016	1
81	CDP2016/0786	159 Quarry Rd RYDE	30/11/2016	1
82	CDP2016/0788	66 Trevitt Rd NORTH RYDE	1/12/2016	1
83	CDP2016/0796	286 Rowe St EASTWOOD	7/12/2016	1
84	CDP2016/0802	31 Hermitage Rd WEST RYDE	9/12/2016	1
85	CDP2016/0803	4 Farnell St WEST RYDE	13/12/2016	1
86	CDP2016/0800	70 Lane Cove Rd RYDE	14/12/2016	1
87	CDP2016/0809	55 Hay St WEST RYDE	14/12/2016	1
88	CDP2016/0812	112 North Rd EASTWOOD	15/12/2016	1
89	CDP2016/0814	13 Barr St NORTH RYDE	15/12/2016	1
90	CDP2016/0830	65 Parkes St WEST RYDE	21/12/2016	1
91	CDP2016/0835	115 Lancaster Ave MELROSE PARK	22/12/2016	1
92	CDP2016/0840	105 Balaclava Rd EASTWOOD	22/12/2016	1
2017				
1	CDP2017/0015	10 Shaftsbury Rd WEST RYDE	10/01/2017	1
2	CDP2017/0028	9 Edmondson St NORTH RYDE	13/01/2017	1
3	CDP2017/0043	6 Colvin Cr DENISTONE EAST	31/01/2017	1
4	CDP2017/0053	56 Greene Ave RYDE	7/02/2017	1
5	CDP2017/0062	18 Hepburn Ave GLADESVILLE	10/02/2017	1
6	CDP2017/0077	1 Sobraon Rd MARSFIELD	15/02/2017	1
7	CDP2017/0083	11 Warner St GLADESVILLE	16/02/2017	1
8	CDP2017/0087	139 North Rd EASTWOOD	17/02/2017	1
9	CDP2017/0091	33 Payten St PUTNEY	21/02/2017	1
10	CDP2017/0096	8 Moss St WEST RYDE	24/02/2017	1
11	CDP2017/0099	6 Ian St NORTH RYDE	2/03/2017	1
12	CDP2017/0107	16 Campbell St EASTWOOD	2/03/2017	1
13	CDP2017/0111	11 Brian St RYDE	8/03/2017	1
14	CDP2017/0122	16 Campbell St EASTWOOD	15/03/2017	1
15	CDP2017/0124	1 Raymond St EASTWOOD	15/03/2017	1
16	CDP2017/0125	33 Marlow Ave DENISTONE	15/03/2017	1
17	CDP2017/0132	74 River Ave CHATSWOOD WEST	21/03/2017	1
18	CDP2017/0133	35 Waring St MARSFIELD	21/03/2017	1
19	CDP2017/0135	6 Allengrove Cr NORTH RYDE	22/03/2017	1
20	CDP2017/0146	3 Hay St WEST RYDE	27/03/2017	1
21	CDP2017/0149	1 Rickard St RYDE	28/03/2017	1
22	CDP2017/0152	46 Hermitage Rd WEST RYDE	28/03/2017	1
23	CDP2017/0155	69 Bowden St RYDE	29/03/2017	1
24	CDP2017/0160	1 Johnson Ave MELROSE PARK	29/03/2017	1
25	CDP2017/0162	3 Rickard St RYDE	3/04/2017	1
26	CDP2017/0165	88 Epping Rd NORTH RYDE	4/04/2017	1
27	CDP2017/0167	51 Mons Ave WEST RYDE	4/04/2017	1
28	CDP2017/0176	12 Mahon St WEST RYDE	7/04/2017	1
29	CDP2017/0193	47 Chatham Rd WEST RYDE	20/04/2017	1
30	CDP2017/0200	1169 Victoria Rd WEST RYDE	21/04/2017	1
31	CDP2017/0206	62 Bellevue Ave DENISTONE	26/04/2017	1
32	CDP2017/0207	24 Charles St RYDE	26/04/2017	1
33	CDP2017/0214	114 North Rd EASTWOOD	27/04/2017	1
34	CDP2017/0220	43 Waring St MARSFIELD	1/05/2017	1
35	CDP2017/0237	1169 Victoria Rd WEST RYDE	10/05/2017	1
36	CDP2017/0240	21 Mavis St NORTH RYDE	12/05/2017	1
37	CDP2017/0248	90 Bowden St RYDE	17/05/2017	1
38	CDP2017/0267	52 Beswick Ave NORTH RYDE	29/05/2017	1
39	CDP2017/0269	22 Squire St RYDE	29/05/2017	1
40	CDP2017/0270	445 Blaxland Rd DENISTONE EAST	29/05/2017	1
41	CDP2017/0271	41 Melville St WEST RYDE	29/05/2017	1

No.	App. No.	Address	Approved	Additional Dwellings Created
42	CDP2017/0295	5 Darvall Rd EASTWOOD	6/06/2017	1
43	CDP2017/0308	3 Elston Ave DENISTONE	13/06/2017	1
44	CDP2017/0316	16 Warner St GLADESVILLE	16/06/2017	1
45	CDP2017/0322	16 Lansdowne St EASTWOOD	20/06/2017	1
46	CDP2017/0323	23 Rickard St RYDE	20/06/2017	1
47	CDP2017/0327	10 Trelawney St EASTWOOD	22/06/2017	1
48	CDP2017/0347	13 Crescent Ave RYDE	26/06/2017	1
49	CDP2017/0363	27 Torrington Dr MARSFIELD	6/07/2017	1
50	CDP2017/0372	44 Tarrants Ave EASTWOOD	7/07/2017	1
51	CDP2017/0380	2 Lily St NORTH RYDE	11/07/2017	1
52	CDP2017/0383	35 Blenheim Rd NORTH RYDE	12/07/2017	1
53	CDP2017/0376	13 Raymond St EASTWOOD	13/07/2017	1
54	CDP2017/0396	17 Anthony Rd WEST RYDE	14/07/2017	1
55	CDP2017/0410	74 Lovell Rd EASTWOOD	18/07/2017	1
56	CDP2017/0429	38 Ryrie St NORTH RYDE	24/07/2017	1
57	CDP2017/0428	25 First Ave EASTWOOD	24/07/2017	1
58	CDP2017/0443	12 Haig Ave DENISTONE EAST	31/07/2017	1
59	CDP2017/0448	75 Station St WEST RYDE	1/08/2017	1
60	CDP2017/0453	58 Lane Cove Rd RYDE	8/08/2017	1
61	CDP2017/0461	6 Raymond St EASTWOOD	11/08/2017	1
62	CDP2017/0467	645 Blaxland Rd EASTWOOD	11/08/2017	1
63	CDP2017/0469	13 Northcott St NORTH RYDE	14/08/2017	1
64	CDP2017/0481	11 Lovell Rd DENISTONE EAST	14/08/2017	1
65	CDP2017/0511	48 Glenayr Ave DENISTONE WEST	25/08/2017	1
66	CDP2017/0525	68 Monash Rd GLADESVILLE	29/08/2017	1
67	CDP2017/0529	197 Lane Cove Rd NORTH RYDE	1/09/2017	1
68	CDP2017/0542	10 Berripa CI NORTH RYDE	11/09/2017	1
69	CDP2017/0550	36 Fawcett St RYDE	13/09/2017	1
70	CDP2017/0560	9 Tennyson Rd RYDE	15/09/2017	1
71	CDP2017/0563	126 Cox's Rd NORTH RYDE	18/09/2017	1
72	CDP2017/0575	1222 Victoria Rd MELROSE PARK	19/09/2017	1
73	CDP2017/0581	35 Pooley St RYDE	20/09/2017	1
74	CDP2017/0582	67 Church St RYDE	20/09/2017	1
75	CDP2017/0591	14 Wayella St WEST RYDE	21/09/2017	1
76	CDP2017/0599	3 Eden St RYDE	27/09/2017	1
77	CDP2017/0616	14 Oakes Ave EASTWOOD	10/10/2017	1
78	CDP2017/0619	8 Bertrand CI MARSFIELD	11/10/2017	1
79	CDP2017/0642	22 Huxley St WEST RYDE	23/10/2017	1
80	CDP2017/0649	1120 Victoria Rd WEST RYDE	24/10/2017	1
81	CDP2017/0698	40 Ronald Ave RYDE	16/11/2017	1
82	CDP2017/0701	38 Threlfall St EASTWOOD	23/11/2017	1
83	CDP2017/0704	153 Cox's Rd NORTH RYDE	23/11/2017	1
84	CDP2017/0716	24 Threlfall St EASTWOOD	28/11/2017	1
85	CDP2017/0719	8 Thompson St GLADESVILLE	1/12/2017	1
86	CDP2017/0680	29 Amelia St NORTH RYDE	1/12/2017	1
87	CDP2017/0727	12 Mellor St WEST RYDE	7/12/2017	1
88	CDP2017/0729	41 Melville St WEST RYDE	7/12/2017	1
89	CDP2017/0742	60 Charles St RYDE	11/12/2017	1
90	CDP2017/0750	21 Betty Hendry Pde NORTH RYDE	15/12/2017	1
91	CDP2017/0754	19 Balaclava Rd EASTWOOD	15/12/2017	1
92	CDP2017/0764	16 Richards Ave EASTWOOD	22/12/2017	1
2018				
1	CDP2018/0007	11 Zanco Rd MARSFIELD	4/01/2018	1
2	CDP2018/0019	40 Ronald Ave RYDE	5/01/2018	1
3	CDP2018/0021	7 Clifton St WEST RYDE	5/01/2018	1

No.	App. No.	Address	Approved	Additional Dwellings Created
4	CDP2018/0025	4 Griffiths Ave WEST RYDE	5/01/2018	1
5	CDP2018/0058	18 Stratford Ave DENISTONE	24/01/2018	1
6	CDP2018/0066	80 Bowden St RYDE	31/01/2018	1
7	CDP2018/0065	2 Holt St NORTH RYDE	31/01/2018	1
8	CDP2018/0064	159 Quarry Rd RYDE	31/01/2018	1
9	CDP2018/0072	25 Donald St NORTH RYDE	7/02/2018	1
10	CDP2018/0089	2 Kings Rd DENISTONE EAST	15/02/2018	1
11	CDP2018/0091	12 Acacia Ave RYDE	15/02/2018	1
12	CDP2018/0131	31 Constitution Rd RYDE	9/03/2018	1
13	CDP2018/0142	44 Ashburn PI GLADESVILLE	13/03/2018	1
14	CDP2018/0151	28 Culloden Rd MARSFIELD	15/03/2018	1
15	CDP2018/0156	9 Hibble St WEST RYDE	19/03/2018	1
16	CDP2018/0169	109 Blaxland Rd RYDE	28/03/2018	1
17	CDP2018/0182	19 Culloden Rd MARSFIELD	4/04/2018	1
18	CDP2018/0177	625 Blaxland Rd EASTWOOD	4/04/2018	1
19	CDP2018/0200	9 Keiley St MARSFIELD	10/04/2018	1
20	CDP2018/0211	3 Biara CI MARSFIELD	17/04/2018	1
21	CDP2018/0217	7 Cheers St WEST RYDE	24/04/2018	1
22	CDP2018/0218	145 Buffalo Rd RYDE	26/04/2018	1
23	CDP2018/0222	11 Allengrove Cr NORTH RYDE	1/05/2018	1
24	CDP2018/0231	57 Glenayr Ave DENISTONE WEST	8/05/2018	1
25	CDP2018/0237	26 Bowden St RYDE	9/05/2018	1
26	CDP2018/0273	23 Darvall Rd EASTWOOD	18/05/2018	1
27	CDP2018/0274	31 Heath St RYDE	18/05/2018	1
28	CDP2018/0283	12 Allengrove Cr NORTH RYDE	25/05/2018	1
29	CDP2018/0284	12 Allengrove Cr NORTH RYDE	29/05/2018	1
30	CDP2018/0293	12 Rugby Rd MARSFIELD	2/06/2018	1
31	CDP2018/0295	35 Irene Cr EASTWOOD	2/06/2018	1
32	CDP2018/0299	8 Colston St RYDE	7/06/2018	1
33	CDP2018/0328	86 Bowden St RYDE	15/06/2018	1
34	CDP2018/0346	42 Balaclava Rd EASTWOOD	26/06/2018	1
35	CDP2018/0353	50 East Pde DENISTONE	29/06/2018	1
36	CDP2018/0021	7 Clifton St WEST RYDE	24/09/2018	1
37	CDP2018/0370	61 Tennyson Rd GLADESVILLE	11/07/2018	1
38	CDP2018/0378	2 Susan PI EASTWOOD	18/07/2018	1
39	CDP2018/0381	29 Kings Rd DENISTONE EAST	20/07/2018	1
40	CDP2018/0389	159 Vimiera Rd MARSFIELD	23/07/2018	1
41	CDP2018/0395	216 North Rd EASTWOOD	23/07/2018	1
42	CDP2018/0398	98 Chatham Rd DENISTONE	24/07/2018	1
43	CDP2018/0413	7 Morvan St DENISTONE WEST	30/07/2018	1
44	CDP2018/0414	7 Morvan St DENISTONE WEST	30/07/2018	1
45	CDP2018/0457	52 Blenheim Rd NORTH RYDE	24/08/2018	1
46	CDP2018/0469	13 Patricia St MARSFIELD	31/08/2018	1
47	CDP2018/0476	31 Frederick St RYDE	4/09/2018	1
48	CDP2018/0490	43 Tallwood Ave EASTWOOD	11/09/2018	1
49	CDP2018/0524	60 Bellevue Ave DENISTONE	25/09/2018	1
50	CDP2018/0525	30 Campbell St EASTWOOD	25/09/2018	1
51	CDP2018/0547	1 Parklands Rd NORTH RYDE	4/10/2018	1
52	CDP2018/0549	33 Ronald Ave RYDE	4/10/2018	1
53	CDP2018/0566	15 Michael St NORTH RYDE	10/10/2018	1
54	CDP2018/0570	84 Epping Rd NORTH RYDE	10/10/2018	1
55	CDP2018/0572	34 Fawcett St RYDE	11/10/2018	1
56	CDP2018/0575	34 Hermitage Rd WEST RYDE	11/10/2018	1
57	CDP2018/0578	15 Hepburn Ave GLADESVILLE	12/10/2018	1
58	CDP2018/0593	8 Toni Cr RYDE	18/10/2018	1
59	CDP2018/0611	252 Lane Cove Rd NORTH RYDE	23/10/2018	1

No.	App. No.	Address	Approved	Additional Dwellings Created
60	CDP2018/0613	6 Shepherd St RYDE	24/10/2018	1
61	CDP2018/0631	1 Cave Ave NORTH RYDE	31/10/2018	1
62	CDP2018/0636	18 Rocca St RYDE	2/11/2018	1
63	CDP2018/0651	6 Alexandria Ave EASTWOOD	8/11/2018	1
64	CDP2018/0660	65 Wicks Rd NORTH RYDE	14/11/2018	1
65	CDP2018/0667	39 Acacia Ave RYDE	15/11/2018	1
66	CDP2018/0672	835 Victoria Rd RYDE	15/11/2018	1
67	CDP2018/0679	191 Shaftsbury Rd EASTWOOD	16/11/2018	1
68	CDP2018/0692	1209 Victoria Rd WEST RYDE	26/11/2018	1
69	CDP2018/0700	53 Abuklea Rd MARSFIELD	27/11/2018	1
70	CDP2018/0713	65 Rutledge St EASTWOOD	30/11/2018	1
71	CDP2018/0729	863 Victoria Rd WEST RYDE	10/12/2018	1
72	CDP2018/0744	39 Beswick Ave NORTH RYDE	12/12/2018	1
73	CDP2018/0757	25 Addington Ave RYDE	18/12/2018	1
74	CDP2018/0765	10 Wentworth Rd EASTWOOD	20/12/2018	1
			Gross Total	450

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Multi Dwelling Housing (Villa's) Approved 2014-2018

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
2014					
1	LDA2013/0316	31 Wolger Rd RYDE NSW 2112	7/02/2014	5	4
2	LDA2013/0216	19 Woorang St EASTWOOD NSW 2122	3/03/2014	8	7
3	LDA2013/0318	41 Winbourne St WEST RYDE NSW 2114	4/03/2014	3	2
4	LDA2013/0228	70 Winbourne Street East WEST RYDE NSW 2114	5/03/2014	3	2
5	LDA2013/0352	136A Cressy Rd EAST RYDE NSW 2113	26/03/2014	3	2
6	LDA2013/0407	61 Winbourne Street East WEST RYDE NSW 2114	15/05/2014	3	2
7	LDA2013/0421	31 Tramway St WEST RYDE NSW 2114	30/05/2014	4	3
8	LDA2013/0479	7 Laurel Pl RYDE NSW 2112	18/07/2014	5	4
9	LDA2014/0065	64 Brush Rd WEST RYDE NSW 2114	14/08/2014	3	2
10	LDA2014/0169	5 Hibble St WEST RYDE NSW 2114	22/08/2014	3	2
11	LDA2014/0175	29 Lovell Rd DENISTONE EAST NSW 2112	3/09/2014	3	2
12	LDA2014/0134	9 Second Ave EASTWOOD NSW 2122	15/09/2014	31	30
13	LDA2014/0085	22 Lincoln St EASTWOOD NSW 2122	25/09/2014	3	2
14	LDA2014/0287	6 Reserve St WEST RYDE NSW 2114	9/10/2014	3	2
15	LDA2014/0291	241 Vimiera Rd MARSFIELD NSW 2122	12/11/2014	3	2
16	LDA2014/0089	21 Gordon St EASTWOOD NSW 2122	18/11/2014	4	3
			Total	87	71
2015					
1	LDA2014/0446	43 Jopling St NORTH RYDE NSW 2113	19/02/2015	7	6
2	LDA2014/0098	19 Sheehan St EASTWOOD NSW 2122	24/02/2015	6	5
3	LDA2014/0510	78 Anthony Rd DENISTONE NSW 2114	11/03/2015	3	2
4	LDA2014/0385	8 Deakin St WEST RYDE NSW 2114	11/03/2015	3	2
5	LDA2014/0133	40 Anthony Rd DENISTONE NSW 2114	17/03/2015	5	4
6	LDA2014/0496	10 Hermoyne St WEST RYDE NSW 2114	18/03/2015	3	2
7	LDA2014/0441	78 Winbourne Street East WEST RYDE NSW 2114	19/03/2015	3	2
8	LDA2014/0536	11 James St MELROSE PARK NSW 2114	13/04/2015	3	2
9	LDA2014/0452	7 Margaret St RYDE NSW 2112	24/04/2015	3	2
10	LDA2014/0473	25 Lovell Rd DENISTONE EAST NSW 2112	12/05/2015	3	2
11	LDA2014/0537	236 Buffalo Rd RYDE NSW 2112	2/06/2015	3	2
12	LDA2014/0588	232 North Rd EASTWOOD NSW 2122	13/07/2015	3	2
13	LDA2015/0127	31 Pennant Ave DENISTONE NSW 2114	17/07/2015	3	2
14	LDA2015/0160	11 Federal Rd WEST RYDE NSW 2114	10/08/2015	3	2
15	LDA2014/0417	73 Tennyson Rd TENNYSON POINT NSW 2111	1/10/2015	3	2
16	LDA2015/0198	20 Alexandria Ave EASTWOOD NSW 2122	2/10/2015	3	2
17	LDA2015/0229	9 Hermoyne St WEST RYDE NSW 2114	6/10/2015	3	2
18	LDA2015/0192	33 Darwin St WEST RYDE NSW 2114	6/10/2015	3	2
19	LDA2014/0494	29 Gaza Rd WEST RYDE NSW 2114	19/11/2015	10	9
20	LDA2015/0279	37 Winbourne St WEST RYDE NSW 2114	19/11/2015	3	2
21	LDA2015/0464	16 Hancott St RYDE NSW 2112	30/11/2015	4	3
22	LDA2015/0340	48 Winbourne St WEST RYDE NSW 2114	3/12/2015	4	3
			Total	84	62
2016					
1	LDA2016/0079	55 Brush Rd WEST RYDE NSW 2114	26/04/2016	3	2
2	LDA2016/0049	28 Lincoln St EASTWOOD NSW 2122	28/04/2016	4	3
3	LDA2015/0500	14 Beattie Ave DENISTONE EAST NSW 2112	16/05/2016	3	2
4	LDA2016/0001	38 Russell St DENISTONE EAST NSW 2112	25/05/2016	3	2
5	LDA2015/0663	494 Blaxland Rd DENISTONE NSW 2114	2/06/2016	3	2
6	LDA2015/0598	50 Cox's Rd EAST RYDE NSW 2113	30/06/2016	3	2
7	LDA2016/0046	89 Bowden St RYDE NSW 2112	30/06/2016	3	2
8	LDA2016/0022	109 Vimiera Rd EASTWOOD NSW 2122	28/07/2016	4	3
9	LDA2016/0121	33 First Ave EASTWOOD NSW 2122	30/08/2016	3	2
10	LDA2016/0194	64 Denistone Rd DENISTONE NSW 2114	28/10/2016	3	2
11	LDA2015/0478	46 Cox's Rd EAST RYDE NSW 2113	14/11/2016	6	5
12	LDA2016/0508	58 Culloden Rd MARSFIELD NSW 2122	20/12/2016	3	2
13	LDA2015/0521	37 Cox's Rd NORTH RYDE NSW 2113	20/12/2016	5	4
14	LDA2016/0368	5 Darwin St WEST RYDE NSW 2114	22/12/2016	5	4
			Total	51	37

No.	App. No.	Address	Approved	Dwellings Created	Additional Dwellings Created
2017					
1	LDA2016/0385	8 Haig Ave DENISTONE EAST NSW 2112	12/01/2017	3	2
2	LDA2016/0267	16 Beattie Ave DENISTONE EAST NSW 2112	16/01/2017	3	2
3	LDA2016/0282	11A Grand Ave WEST RYDE NSW 2114	19/01/2017	3	2
4	LDA2016/0352	19 Alexandria Ave EASTWOOD NSW 2122	7/02/2017	3	2
5	LDA2016/0440	65 Marsden Rd WEST RYDE NSW 2114	9/02/2017	3	2
6	LDA2016/0454	18 Campbell St EASTWOOD NSW 2122	9/02/2017	3	2
7	LDA2016/0247	2 Warrawong St EASTWOOD NSW 2122	14/02/2017	5	4
8	LDA2016/0611	500 Blaxland Rd DENISTONE NSW 2114	27/03/2017	3	2
9	LDA2016/0355	38 Gordon St EASTWOOD NSW 2122	6/04/2017	3	2
10	LDA2016/0465	360 Blaxland Rd DENISTONE NSW 2114	20/04/2017	7	6
11	LDA2016/0598	61 Brush Rd WEST RYDE NSW 2114	1/05/2017	3	2
12	LDA2016/0419	32 Darwin St WEST RYDE NSW 2114	11/05/2017	3	2
13	LDA2016/0313	67 Darvall Rd WEST RYDE NSW 2114	1/06/2017	6	5
14	LDA2016/0577	40 Russell St DENISTONE EAST NSW 2112	6/06/2017	3	2
15	LDA2015/0652	8 Fourth Ave EASTWOOD NSW 2122	13/06/2017	3	2
16	LDA2015/0651	6 Fourth Ave EASTWOOD NSW 2122	13/06/2017	3	2
17	LDA2016/0626	42 Adelaide St WEST RYDE NSW 2114	3/07/2017	3	2
18	LDA2016/0620	53 Brush Rd WEST RYDE NSW 2114	13/07/2017	3	2
19	LDA2017/0086	43 Tramway St WEST RYDE NSW 2114	20/07/2017	3	2
20	LDA2017/0021	188 Morrison Rd PUTNEY NSW 2112	25/07/2017	5	4
21	LDA2017/0066	7 Edgar St EASTWOOD NSW 2122	25/07/2017	4	3
22	LDA2017/0116	896 Victoria Rd WEST RYDE NSW 2114	27/07/2017	3	2
23	LDA2016/0447	29 Federal Rd WEST RYDE NSW 2114	17/08/2017	3	2
24	LDA2017/0056	150 Quarry Rd RYDE NSW 2112	7/09/2017	4	3
25	LDA2017/0196	28 Farnell St WEST RYDE NSW 2114	22/09/2017	3	2
26	LDA2016/0396	4 Miriam Rd WEST RYDE NSW 2114	3/10/2017	11	10
27	LDA2017/0110	32 Punt Rd GLADESVILLE NSW 2111	31/10/2017	3	2
28	LDA2016/0618	30 Farnell St WEST RYDE NSW 2114	20/12/2017	3	2
			Total	105	77
2018					
1	LDA2017/0374	103 Bridge Rd RYDE NSW 2112	7/02/2018	6	5
2	LDA2017/0300	15 Vimiera Rd EASTWOOD NSW 2122	10/03/2018	4	3
3	LDA2017/0070	93 Balaclava Rd EASTWOOD NSW 2122	12/03/2018	5	4
4	LDA2017/0232	13 Corunna Rd EASTWOOD NSW 2122	21/03/2018	3	2
5	LDA2017/0474	192 Morrison Rd PUTNEY NSW 2112	26/03/2018	5	4
6	LDA2017/0542	490 Blaxland Rd DENISTONE NSW 2114	26/04/2018	3	2
7	LDA2018/0016	506 Blaxland Rd DENISTONE NSW 2114	23/05/2018	3	2
8	LDA2016/0461	9 Farnell St WEST RYDE NSW 2114	18/07/2018	3	2
9	LDA2017/0281	15 Warrawong St EASTWOOD NSW 2122	18/07/2018	3	2
10	LDA2017/0548	12 North Rd RYDE NSW 2112	7/11/2018	10	9
11	LDA2018/0112	5 Ellen St RYDE NSW 2112	20/08/2018	6	5
12	LDA2018/0265	6 Deakin St WEST RYDE NSW 2114	20/12/2018	3	2
13	LDA2018/0320	19 Deakin St WEST RYDE NSW 2114	20/12/2018	3	2
14	LDA2018/0323	125 Agincourt Rd MARSFIELD NSW 2122	20/12/2018	3	2
15	LDA2018/0381	21 Deakin St WEST RYDE NSW 2114	7/12/2018	3	2
16	LDA2018/0321	28 Twin Rd NORTH RYDE NSW 2113	13/12/2018	5	4
			Total	68	52
			Gross Total	395	299

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Residential Approved in R3 Zone - 2014-2018				
No.	LDA	Address	Approved	Dwellings Created
Strata Plans				
		No potential development 1 Jan 2014 to 30 June 2018		
			Gross Total	0

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Residential Approved in R4 Zone - 2014-2018				
No.	App. No.	Address	Approved	Dwellings Created
1	LDA2017/0191	140-144 Culloden Rd MARSFIELD NSW 2122	12/04/2018	32
2	LDA2018/90	598 Blaxland Road	2018	11
Strata Plans				
	SP95853	22 Mons Ave, Ryde - Registered 4/7/2017		5
Gross Total				48

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Seniors Housing Approved under SEPP - 2014-2018

No.	App. No.	Address	Approved	ILU
R1				
		Nil		
R2				
1	LDA2016/0051	8 Jennifer St RYDE NSW 2112	28/02/2017	15
2	LDA2016/0495	642-678 Victoria Rd RYDE NSW 2112	7/08/2017	21
R3				
		Nil		
R4				
		Nil		
			Total	36

Dwelling Delivery Tables 2016-2021 - Residential Zones - Appendix A

Boarding Houses Approved - Jan 2014 to Jun 2018

No.	App. No.	Address	Approved	Rooms Created
R1				
		Nil		
R2				
1	LDA2014/0042	49 Charles St RYDE NSW 2112	30/10/2014	8
2	LDA2014/0451	89 Culloden Rd MARSFIELD NSW 2122	19/05/2015	9
3	LDA2016/0287	118 Balaclava Rd MARSFIELD NSW 2122	2/03/2018	10
R3				
		Nil		
R4				
1	LDA2016/0517	12 Bank Street, MEADOWBANK NSW	10/11/2017	47
			Total	74

Appendix B – Dwelling Delivery Tables 2016-2021 – Town Centres

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Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

RYDE TOWN CENTRE						
App No.	Address	Proposal	Determined	Dwellings Created	Existing Dwellings	Additional Dwellings
LDA Approvals 2014						
LDA2013/0448	8 Smith St RYDE NSW 2112	Amalgamation of two lots and construction of a new part 4 & part 5 storey residential flat building consisting of 16 apartments (2x3 bedroom, 12x2 bedroom 1x1 bedroom with home office and 1x studio with home office) and one level basement car parking.	11/04/2014	16	1	15
LDA2014/0378	7 Smith St RYDE NSW 2112	Amalgamation of 3 lots and construction of a residential flat building consisting of 35 apartments - 7 x 1 bedroom, 26 x 2 bedroom, and 2 x 3 bedroom units. Two levels of basement parking are also proposed for 49 car parking spaces.	16/12/2014	35	1	34
			Total	51	2	49
LDA Approvals 2015						
LDA2014/0362	35-37 Devlin St RYDE NSW 2112	Demolition of buildings and vegetation on site, and construction of a mixed use (commercial/residential) development containing 24 residential units (4x1 bed, 16x2 bed & 4 x3 bed) and 2 commercial units.	30/06/2015	24	0	24
			Total	24	0	24
LDA Approvals 2016						
LDA2015/0589	1 Smith St RYDE NSW 2112	Construction of a part 4/part 5 residential apartment building containing 35 units over 2 levels of basement parking containing 46 car spaces.	7/09/2016	35	1	34
LDA2015/0472	18 William St/715-717 Victoria Rd RYDE NSW 2112	Construction of a 6 storey residential flat building containing 25 units - 4 x 1 bedroom units, 20 x 2 bedroom units & 1 x 3 bedroom unit with 2 levels of basement car parking.	9/09/2016	25	3	22
LDA2015/0654	723-731 Victoria Rd RYDE NSW 2112	Construction of a part 3 / part 7 storey mixed use development containing 5 home office apartments and 105 residential apartments. The development will also provide 134 car parking spaces in two & a half basement levels. Vehicular access to the development is from St Anne's Street. The application will be referred to the Joint Regional Planning Panel constituted under the Environmental Planning and Assessment Act for determination as the capital investment value exceeds \$20 million.	24/10/2016	105	0	105
			Total	165	4	161
LDA Approvals 2017						
LDA2016/0566	14 Pope St RYDE NSW 2112	Demolition of existing buildings and construction of a 5 storey residential flat building containing 35 units over 2 levels of basement car parking containing parking for 56 vehicles.	5/09/2017	35	0	35
			Total	35	0	35
LDA Approvals 2018						
LDA2017/0014	10 Pope St RYDE NSW 2112	Approved at L&EC after Section 34 Conference - 4/07/2018 Demolition of existing buildings & construction of a part 4, 6 & 7 storey mixed use development. The ground floor comprises a commercial tenancy & health services facility, the upper floors are residential and 2 basement levels. The development will contain a total of 35 residential apartments and parking for 71 vehicles.	7/02/2018	35	0	35
LDA2016/0359	39-41 Devlin St RYDE NSW 2112	Demolition and construction of a mixed use development comprising of 2 buildings of up to 5 & 9 storeys, containing 95 residential apartments 3 commercial units and 3 levels of basement parking for 120 cars. The application will be referred to the Joint Regional Planning Panel constituted under the Environmental Planning and Assessment Act for determination as the capital investment value exceeds \$20 million.	28/02/2018	95	0	95
LDA2018/58	52 Blaxland Road	Boarding House	11/10/2018	26	6	20
LDA2017/0094	34 Church St RYDE NSW 2112	Demolition and construction of a part 5 / part 6 storey mixed use development containing 31 residential apartments & 2 retail tenancies over 3 levels of basement car parking for 58 vehicles.	12/04/2018	31	0	31
			Total	187	0	181
			Total LDAs	462	6	450
Stratas Registered 1 July 2015 - 30 June 2018						
SP95681	88 Blaxland Road Ryde	Registered 14 November 2017		24	0	24
SP96303	734 - 736 Victoria Rd Ryde	Registered 14/03/2018		28	0	28
			Total SPs	52	0	52
					Gross Total	502
	Yellow - Stratas registered from 1 Jan 2016					

Existing dwellings based on 2006 aerial photographs

Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

WEST RYDE

App No.	Address	Proposal	Determined	Exisiting Dwelling	Dwelling Created
LDA2014/541	17-21 Ryedale Road	Boarding House - 6 stories 40 Rooms (LEC Approved)	26/07/2016	0	40
			Total		40
			Gross Total	0	40
Based on properties containing LDAs being previously used for commercial purposes - dwellings approved through LDAs represent the total number of additional dwellings created					
LDA Approvals 2013 - 2018 (not including developments strataed prior to 1 Jan 2016)					

Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

EASTWOOD						
App No.	Address	Proposal	Determined	Dwelling Created	Existing Dwellings	Additional Dwellings
LDA Approvals 2014						
LDA2011/0612	7 Rutledge St EASTWOOD NSW 2122	79 residential apartments are proposed consisting of 16 x 1 bedroom, 43 x 2 bedroom and 20 x 3 bedroom dwellings. Parking will be provided for 154 vehicles in 3 basement levels.	19/12/2014	79	0	79
			Total	79	0	79
LDA Approvals 2016						
LDA2015/0605	7- 11 Glen St EASTWOOD NSW 2122	Demolition of existing structures & construction of a mixed use 4 storey building containing commercial/retail on the ground floor & 34 residential dwellings comprising of 14 x 1 bedroom, 16 x 2 bedrooms & 4 x 3 bedroom units with 1.5 levels of basement parking.	8/08/2016	34	3	31
LDA2015/0666	4 Lakeside Rd EASTWOOD NSW 2122	Demolition of existing structures and construction of a 4 storey mixed use development with 2 levels of basement parking, ground floor retail tenancies and 3 residential levels comprising of 74 units.	22/11/2016	74	7	67
LDA2015/515	21-27 Glen Street Eastwood		11/11/2016	56	4	52
			Total	164	14	150
LDA Approvals 2017						
LDA2016/0135	179 -183 Shaftesbury Road Eastwood 2122	Part 3/4 storey apartment building containing 23 dwellings	20/04/2017	23	3	20
LDA2017/7	13-19 Glen Street, Eastwood		29/08/2017	42	4	38
LDA2017/535	173 Shaftesbury Road, Eastwood		9/10/2017	20	2	18
			Total	85	9	76
LDA Approvals 2018						
LDA2011/611	3-5 Trelawney Street, Eastwood	57 Residential Apartments (12x1 bedrooms and 44 x 2 bedrooms) (SP96972 - registered 2.7.18)		57	0	57
LDA2016/628	175 - 177 Shaftesbury Road Eastwood	22 Residental apartments - under SEPP Affordable Housing	10/05/2018	22	2	20
			Total	79	2	77
Pending LDA Approvals (anticipated approval early 2019 - delivery within 2021 - based on Senior Staff discussions)						
LDA2016/378	152-190 Rowe St Eastwood	Mixed Use	Pending	409	0	409
			Total	409	0	409
			Total LDAs	816	25	791
			Gross Total			791

Existing dwellings based on 2006 aerial photographs

Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

MEADOWBANK				
App No.	Address	Proposal	Determined	Dwelling Created
LDA Approvals 2014				
LDA2013/0390	1005/13 Angas St MEADOWBANK NSW 2114	Construction of a part 4, part 6 and part 7 storey residential development. A total of 205 apartments is proposed including 25 apartments designed for live/work purposes and 282 car parking spaces. The development also includes site boundary adjustments along Faraday Lane and Underdale Lane to enable road widening and landscaping works.	21/02/2014	205
LDA2014/0236	15 Porter St RYDE NSW 2112	Demolition of existing structures and construction of a mixed use development comprising of two buildings. Building A will be six stories facing Porter Street and Building B will be seven stories facing Church Street. The development will comprise of two commercial/ home office area, 68 apartments, and parking for 96 car spaces over two basement levels.	7/11/2014	68
			Total	273
LDA Approvals 2015				
LDA2014/308	2 Angas St Meadowbank NSW 2114	30 Residential apartments - 1 Commercial	18/02/2015	30
LDA2014/0436	7 Porter St RYDE NSW 2112	Demolition of existing buildings and construction of two residential flat buildings ranging between 6 to 7 storeys. The development will contain 39 apartments and parking for 47 vehicles.	4/05/2015	39
LDA2014/0502	111 Church St RYDE NSW 2112	Demolition of existing structures and construction of a new part 6 and part 7 storey mixed use development containing ground floor retail office and 56 residential apartments and basement level parking for 78 cars.	14/05/2015	56
LDA2015/0124	2 Junction St RYDE NSW 2112	Construction of a 6 storey residential flat building containing 45 apartments over basement level parking.	2/09/2015	45
LDA2015/0018	6 Nancarrow Ave RYDE NSW 2112	Residential mixed use development - 453 units	20/10/2015	453
LDA2015/0070	115 Church St RYDE NSW 2112	Additional storey to an approved residential flat development. Approval has been issued for a mixed use development comprising of two residential flat buildings - Building A fronting Porter Street & Building B fronting Church Street. It is now proposed to add an additional storey to Building B, making it 7 storeys and comprising of 6 additional apartments. It is also proposed to provide air conditioning units and a lift over-run to the roof of Building A. Please note a Voluntary Planning Agreement has been submitted with the LDA and will be advertised separately.	3/11/2015	6
LDA2015/0031	116 Bowden St MEADOWBANK NSW 2114	Demolition and excavation of site. Construct Residential Mixed Use Development - 422 units	15/12/2015	422
LDA2015/0032	37 -57 Nancarrow Ave RYDE NSW 2112	Demolition, excavation, construction of two residential flat buildings - 311 units	15/12/2015	311
LDA2015/0220	117 Bowden St MEADOWBANK NSW 2114	Demolition of the existing building and construction of a part 6 and part 7 storey building containing 1 home office at ground level, 37 residential apartments and 40 basement parking spaces.	21/12/2015	37
			Total	1399
LDA Approvals 2016				
LDA2015/0406	105 Church St RYDE NSW 2112	Demolition of existing buildings and construction of two residential flat buildings. Building A will be 6 storeys facing Porter Street and Building B will be 8 storeys facing Church Street. The development will comprise of 106 apartments and 135 car parking spaces over two and a half basement levels. The application is submitted under State Environmental Planning Policy - Affordable Rental Housing 2009. The application will be referred to the Joint Regional Planning Panel constituted under the Environmental Planning and Assessment Act for determination as the capital investment value exceeds \$20 million.	14/03/2016	106
LDA2015/0161	125 Bowden St MEADOWBANK NSW 2114	Demolition of the existing building and construction of a 7 storey mixed use development over 2 levels of basement car parking. The development will contain one commercial tenancy, 19 residential apartments, parking for 28 vehicles and a roof-top open space area.	2/09/2016	19
LDA2015/0540	1 Angas St MEADOWBANK NSW 2114	Demolition of existing building and construction of a 5 storey residential apartment building over 1 level of basement car parking. The development will contain 26 apartments and parking for 29 vehicles.	4/11/2016	26
LDA2015/0628	123 Bowden St MEADOWBANK NSW 2114	Demolition of the existing building and construction of a 6 storey mixed use development over 2 levels of basement car parking. The development will contain one commercial tenancy, 18 residential apartments, parking for 27 vehicles and a roof top open space area.	8/11/2016	18
LDA2016/0084	101 Church St RYDE NSW 2112	Construction of a 7 storey apartment building comprising of 33 apartments over 2 basement levels.	29/11/2016	33
LDA2016/0216	133-137 Bowden St MEADOWBANK NSW 2114	Demolition of existing buildings and construction of a residential apartment building extending up to 7 storeys and containing a total of 58 residential units and 86 parking spaces.	13/12/2016	58

LDA2014/0211	139 Bowden St MEADOWBANK NSW 2114	Construction of a residential flat building containing 2 separate 6storey buildings. The development will contain a total of 20 apartments over 3 basement levels providing 26 parking spaces.	15/12/2016	20
LDA2016/0324	121 Bowden St MEADOWBANK NSW 2114	Construction of a 2 x 7 storey residential apartment development containing 34 apartments, associated 3 level basement carpark with 40 parking spaces and 1 commercial tenancy.	20/12/2016	34
			Total	314
Approvals 2017				
LDA2015/0421	127-131 Bowden St MEADOWBANK NSW 2114	Demolition and construction of a 7 storey mixed use development comprising 58 units, above 2 level basement parking for 67 motor vehicles.	19/04/2017	58
			Total	58
Approvals 2018				
LDA2018/48	102-104 Bowden Street	RFB	18/12/2018	43
			Total	43
			Total LDAs	2087
Strata Plan Registrations				
SP 95272	1HAMILTON CRESCENT MEADOWBANK	Registered 25 January 2018 - concept plan approval		234
SP 95296	16 CONSTITUTION ROAD MEADOWBANK	Registered 29 January 2018 - concept plan approval		277
SP93568	78 BELMORE ST MEADOWBANK	Registered28 August 2016		201
SP93569	74 BELMORE ST MEADOWBANK	Registered 21 Feburary 2017		215
SP93542	146 BOWDEN ST MEADOWBANK	Registered 1 September 2017		61
			Total SPs	988
			Existing Dwellings	0
Based on Meadowbank being a brownfield site previously containing industrial buildings and no existing dwelling houses - dwellings approved through LDAs represent the total number of additional dwellings created				
			Gross Total	3075
	Concept Plan - total dwellings 2033 plus possible 42 serviced apartments			
	Yellow all registered stratas from 1 Jan 2016			

Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

MACQUARIE PARK						
App No.	Address	Proposal	Determined	Dwelling Created	Exisiting Dwellings	Additional Dwellings
LDA Approvals 2016						
LDA2016/0020	126 Herring Rd MACQUARIE PARK NSW 2113	192 residential apartments with 107m2 of ground floor retail space.	12/09/2016	192	3	189
			Total	192	3	189
LDA Approvals 2017						
LDA2016/0567	101-107 Waterloo Rd MACQUARIE PARK NSW 2113	680 residential apartments including 177 x 1 bedroom, 447 x 2 bedroom, 49 x 3 bedroom and 7 x 4 bedroom apartments;	8/08/2017	680	0	680
LDA2016/0448	110-114 Herring Rd MACQUARIE PARK NSW 2113	Amendment to Stage 2 - 60 additional units to the approved 12 storey Melbourne Building.	23/02/2017	60	0	60
LDA2016/0524	80 Waterloo Rd MACQUARIE PARK NSW 2113	412 residential units and 4 retail spaces of 214m² are proposed.	13/10/2017	412	0	412
LDA2016/0602	82-84 Waterloo Rd MACQUARIE PARK NSW 2113	357 residential units comprising of 62 x 1 bedroom, 271 x 2 bedroom & 24 x 3 bedroom apartments; 167m² of retail space;	31/07/2017	357	0	357
			Total	1509	0	1509
LDA Approvals 2018						
LDA2017/0107	137-143 Herring Rd MACQUARIE PARK NSW 2113	Demolition works and the construction of two residential buildings (285 apartments) over basement car parking, landscaping works and tree removal	16/02/2018	285	24	261
LDA2018/185	9 Peach Tree Road	Demolition of existing building and the construction of a mixed use development comprising a 14 storey building accommodating 116 residential apartments (26 x 1 bedroom, 50 x 2 bedroom and 40 x 3 bedroom apartments) over 4 basement levels of car parking with 136 car spaces, a 70m² ground floor commercial/retail tenancy, landscaping and associated site works. The application will be referred to the Sydney North Planning Panel constituted under the Environmental Planning and Assessment Act 1979 for determination as the capital investment value exceeds \$30 million. The proposal is integrated development under the Environmental Planning & Assessment Act 1979, as the subject proposals are within 40m of a riparian zone. The relevant approval body is Water NSW.	26/09/2018	116	30	86
			Total	401	54	347
			Total LDAs	2102	57	2045
Strata Plan Registrations						
SP93582	1 Mooltan Ave Macquarie Park	Registered 20.3.2018		167	0	167
SP93583	2 Mooltan Ave Macquarie Park	Registered 6.2.2018		43	0	43
SP91339	6 Mooltan Ave Macquarie Park	Registered 14.3.2017		61	0	61
SP91338	9 Mooltan Ave Macquarie Park	Registered 14.3.2017		74	0	74
SP91337	7 Mooltan Ave Macquarie Park	Registered 14.3.2017		78	0	78
SP91336	5 Mooltan Ave Macquarie Park	Registered 11.7.2017		130	0	130
SP93581	3 Mooltan Ave Macquarie Park	Registered 28.12.2017		160	0	160
			Total SPs	713		713
NORTH RYDE STATION PREC.						
LDA2014/0517	1A Delhi Rd NORTH RYDE NSW 2113	380 apartments and 3 separate retail tenancy spaces.	13/10/2015	380	0	380
LDA2014/0077	27-37 Delhi Road North Ryde	Ryde Gardens Stage 1 & 2	18/02/2016	830	0	830
LDA2016/0395	25-27 Epping Road, Macquarie Park	8 residential buildings comprising of 879 units ranging in height from 3 to 17 storeys	20/03/2018	879	0	879
			Total	2089		2089
SERVICED APARTMENTS						
LDA2014/0568	67-75 Epping Rd MACQUARIE PARK NSW 2113	60 units and basement and at grade car parking.	27/07/2015	110	0	110
LDA2015/0133	1-7 Waterloo Rd MACQUARIE PARK NSW 2113	warehouse building and its conversion to a 127 room serviced apartment building.	2/09/2015	127	0	127
LDA2015/0484	388-390 Lane Cove Rd MACQUARIE PARK NSW 2113	154 serviced apartments, parking for 110 vehicles,	21/04/2016	154	0	154
			Total	391	0	391
STUDENT ACCOMODATION						
LDA2014/170	126 Herring Road	100 Studio Apartments - as per construction cert		100	0	100
			Total	100		100
Based on properties containing LDAs being previously used for commercial purposes - dwellings approved through LDAs represent the total number of additional dwellings created						
			Gross Total	5395	57	5338
		Yellow - Stratas registered from 1 Jan 2016				

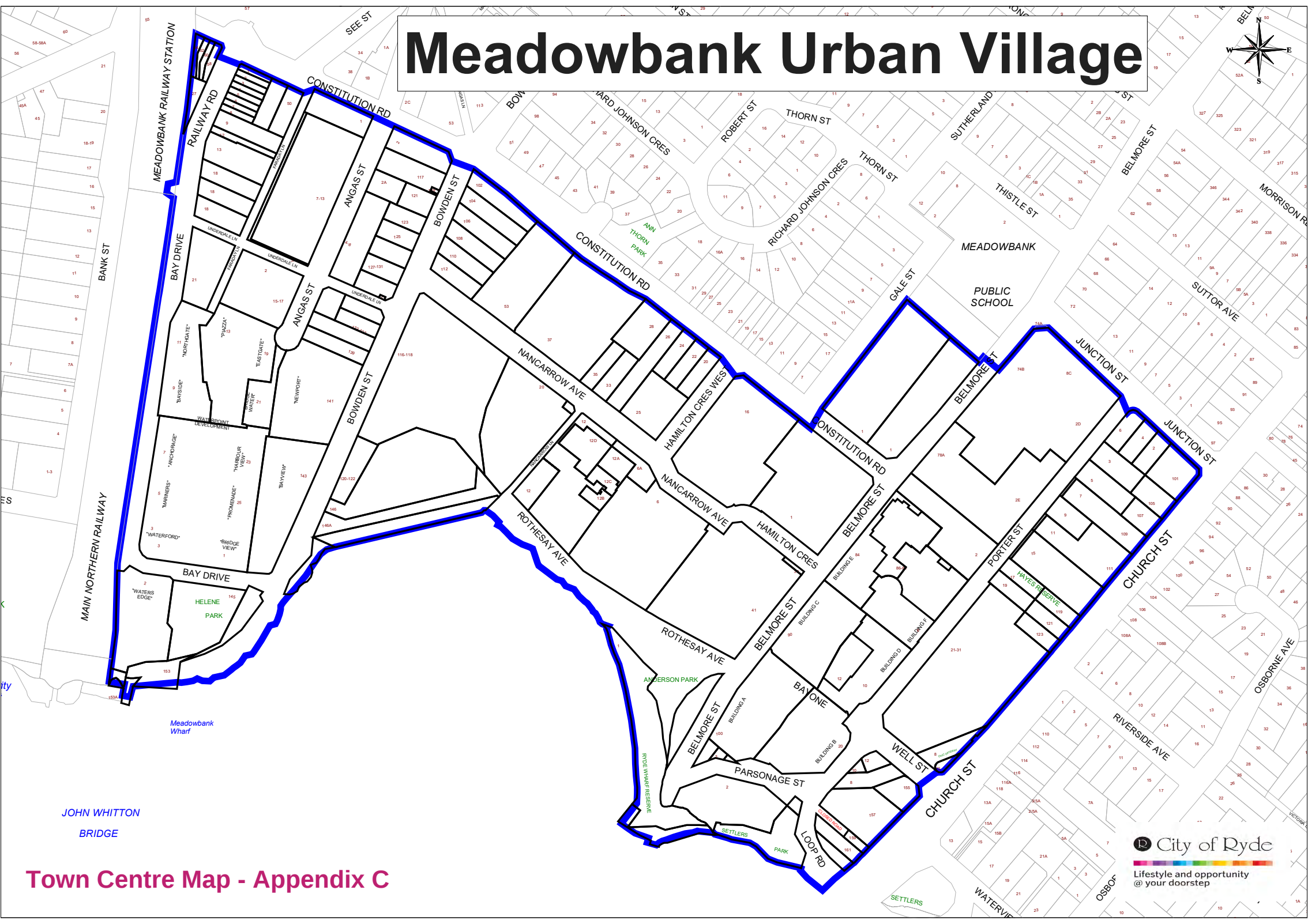
Dwelling Delivery Tables 2016-2021 - Town Centres - Appendix B

GLADESVILLE						
App No.	Address	Proposal	Determined	Dwelling Created	Existing Dwellings	Additional Dwellings
LDA Approvals 2013						
LDA2012/0360	260-274 Victoria Rd GLADESVILLE NSW 2111	26 residential units and 3 commercial units	15/10/2013	26	0	
			Total	26	0	26
LDA Approvals 2014						
LDA2013/0220	140 Victoria Rd GLADESVILLE NSW 2111	87 residential apartments consisting of 18 x studio apartments, 37 x 1 bedroom apartments, 12 x 1 bedroom & study apartments and 20 x 2 bedroom apartments	11/04/2014	87	0	
			Total	87	0	87
LDA Approvals 2015						
LDA2014/0450	2/9 Jordan St GLADESVILLE NSW 2111	24 apartments over two levels of basement containing 24 car parking spaces.	4/08/2015	24	8	
LDA2015/0156	142-154 Victoria Rd GLADESVILLE NSW 2111	A total of 3 retail premises and 59 residential apartments are proposed.	28/10/2015	56	0	
			Total	80	8	72
LDA Approvals 2016						
LDA2016/0023	265 Victoria Rd GLADESVILLE NSW 2111	28 residential apartments over 4 levels and over two & half levels of basement car parking.	30/06/2016	28	0	
LDA2015/0433	230 Victoria Rd GLADESVILLE NSW 2111	88 residential units with 1 and 1/2 levels of basement parking.	5/09/2016	88	0	
LDA2015/0653	210-216 Victoria Rd GLADESVILLE NSW 2111	The development will contain 31 residential apartments and three levels of basement car parking for 69 vehicles.	15/09/2016	31	0	
LDA2016/0146	11 Farm St GLADESVILLE NSW 2111	9 units over 2 levels of basement car parking for 15 cars.	30/09/2016	9	1	8
LDA2016/0003	13 Farm St GLADESVILLE NSW 2111	20 apartments and 1 and a half levels of basement parking.	14/10/2016	20	2	20
LDA2015/0308	6A - 8C Monash Road, Gladesville	A modification is currently with Council.	9/12/2016	42		
			Total	218	3	215
LDA Approvals 2017						
LDA2016/0203	13 Jordan St GLADESVILLE NSW 2111	Demolition, construction of a 7 storey residential flat building comprising of 26 x 1 bedroom units, 22 x 2 bedroom units and 48 car parking spaces.	4/04/2017	48	2	
LDA2016/0151	1 Stansell St GLADESVILLE NSW 2111	New 6 storey residential apartment building containing 23 units over 1 level of basement car parking.	9/05/2017	23	1	
LDA2016/0058	8 Western Cr GLADESVILLE NSW 2111	34 residential apartments, 98 parking spaces and new facilities for the Gladesville RSL Youth Centre.	27/07/2017	34	0	
LDA2016/0624	10 Monash Rd GLADESVILLE NSW 2111	21 residential apartments over two levels of basement car parking containing 37 spaces.	8/08/2017	21	1	
			Total	126	4	122
LDA Approvals 2018						
LDA2016/0337	363 Victoria Rd GLADESVILLE NSW 2111	47 residential apartments and 450m ² of ground floor commercial space over 3 levels of basement parking for 84 vehicles.	31/01/2018	47	0	
MOD2018/0186	428-430 Victoria Road, Gladesville	1 retail tenancy, 3 home offices and 40 residential units	24/08/2018	40	0	
LDA207/312	312 Victoria Road, Gladesville	Demolition of existing car wash facility and construction of a 7 storey mixed use development comprising ground floor retail space and 50 residential apartments over 3 levels of basement parking for 73 vehicles.	11/10/2018	49	0	
			Total	136	0	87
			Total LDAs	673	15	658
Strata Plan Registrations						
SP93284	3 Meriton	Registered 25/05/2016		17	1	
SP94775	1 Wharf Road	Registered 2 June 2017		62	0	
SP95554	8A Wharf Road	Registered 8 June 2017 - possible commercial units only		0	0	
SP96463	120 Victoria Rd GLADESVILLE NSW 2111	Registered 23 November 2017		47	0	
			Total SPs	126	1	125
	Yellow - Stratas registered from 1 Jan 2016		Gross Total	799	16	783

Appendix C – Town Centre Maps

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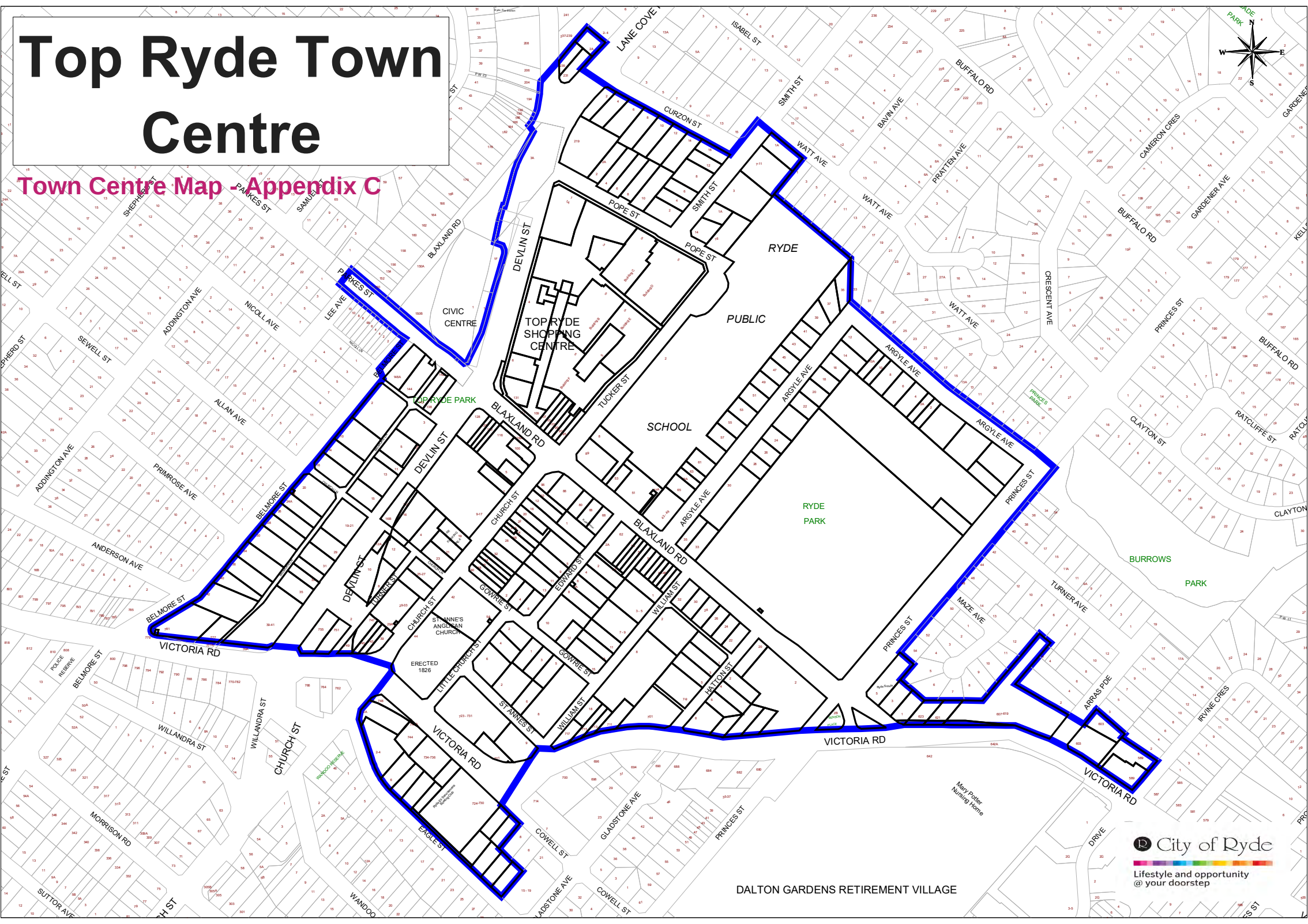
Meadowbank Urban Village

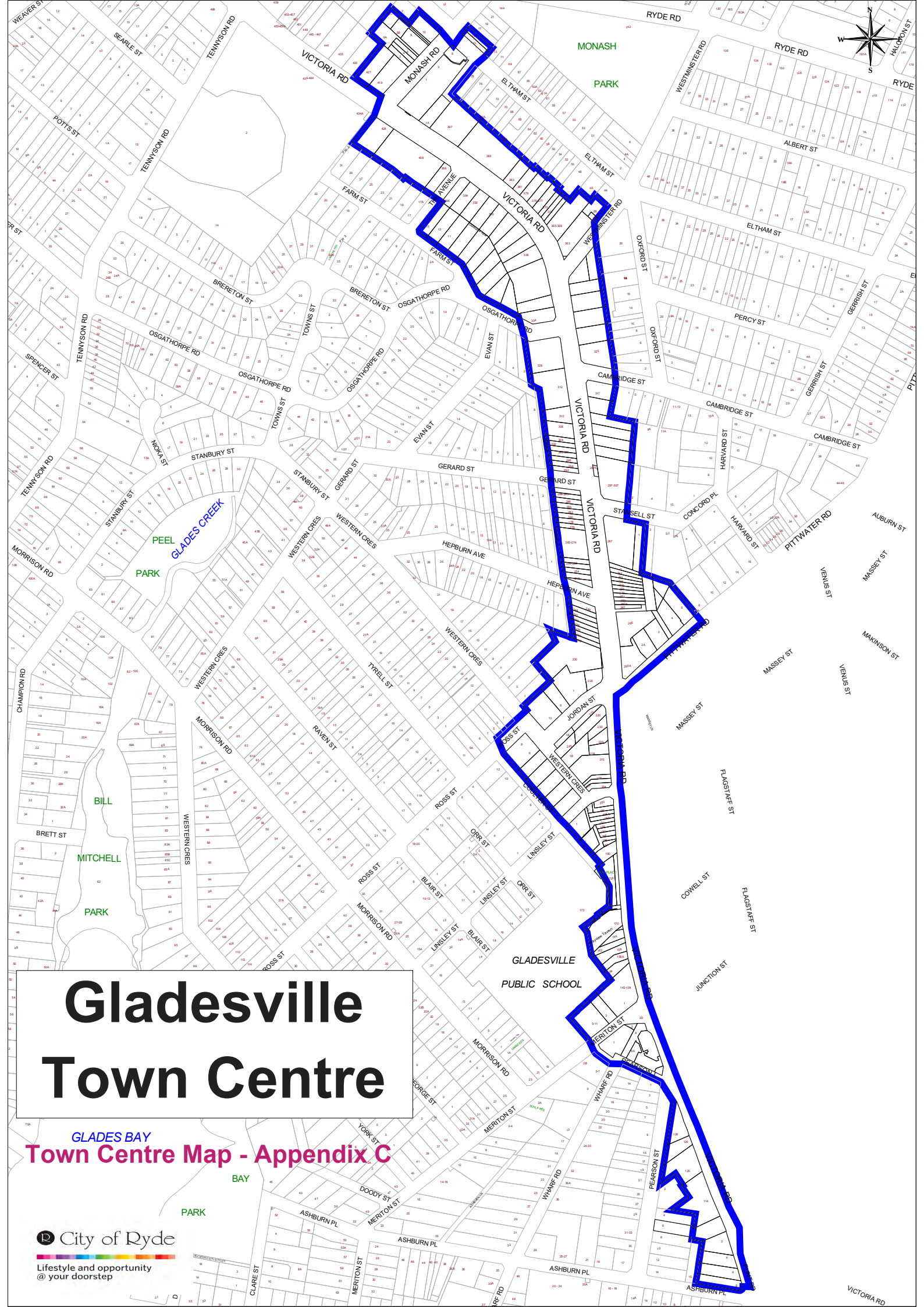


JOHN WHITTON
BRIDGE

Top Ryde Town Centre

Town Centre Map - Appendix C



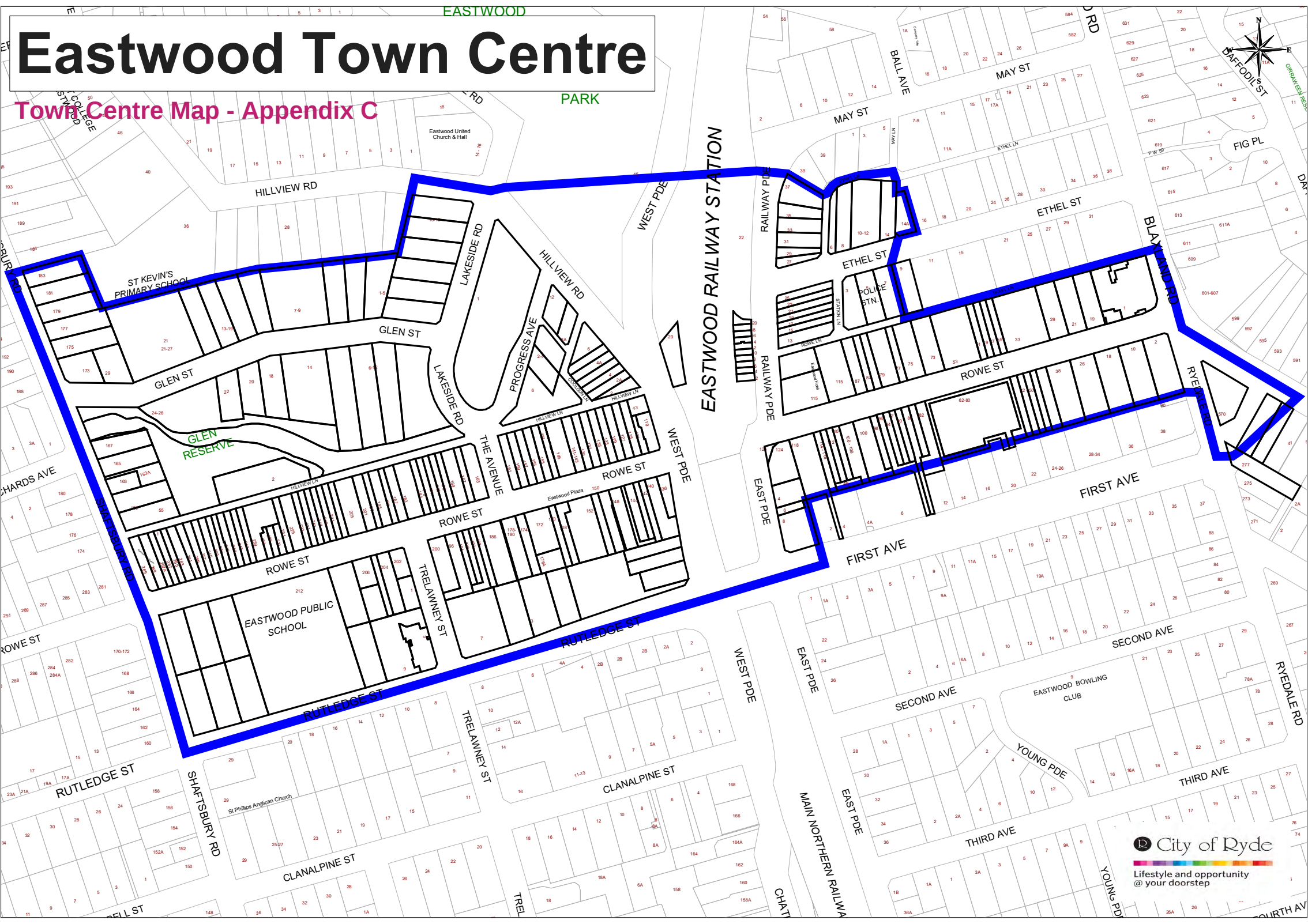


Gladesville Town Centre

GLADES BAY
Town Centre Map - Appendix C

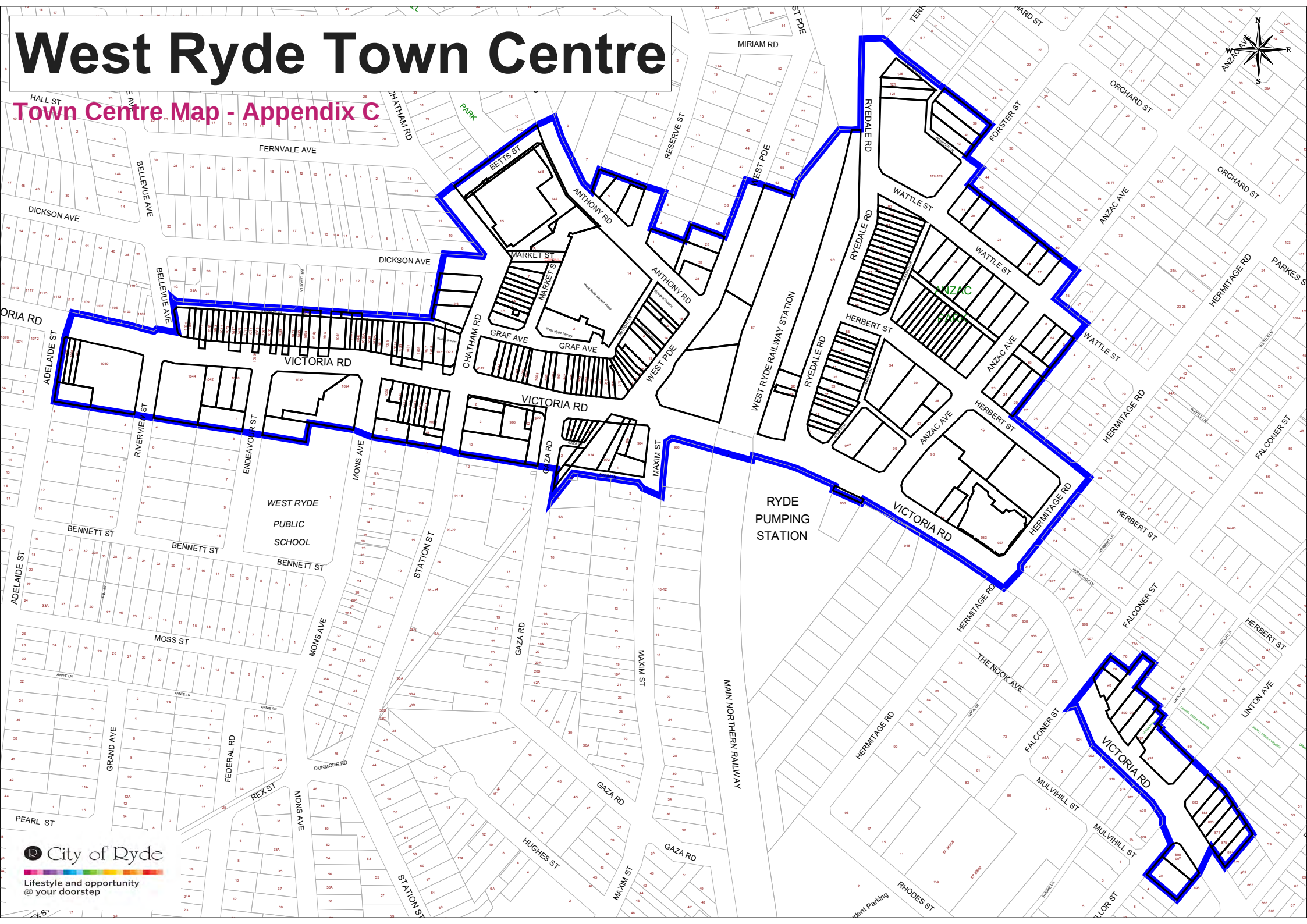
Eastwood Town Centre

Town Centre Map - Appendix C

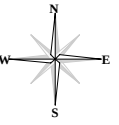


West Ryde Town Centre

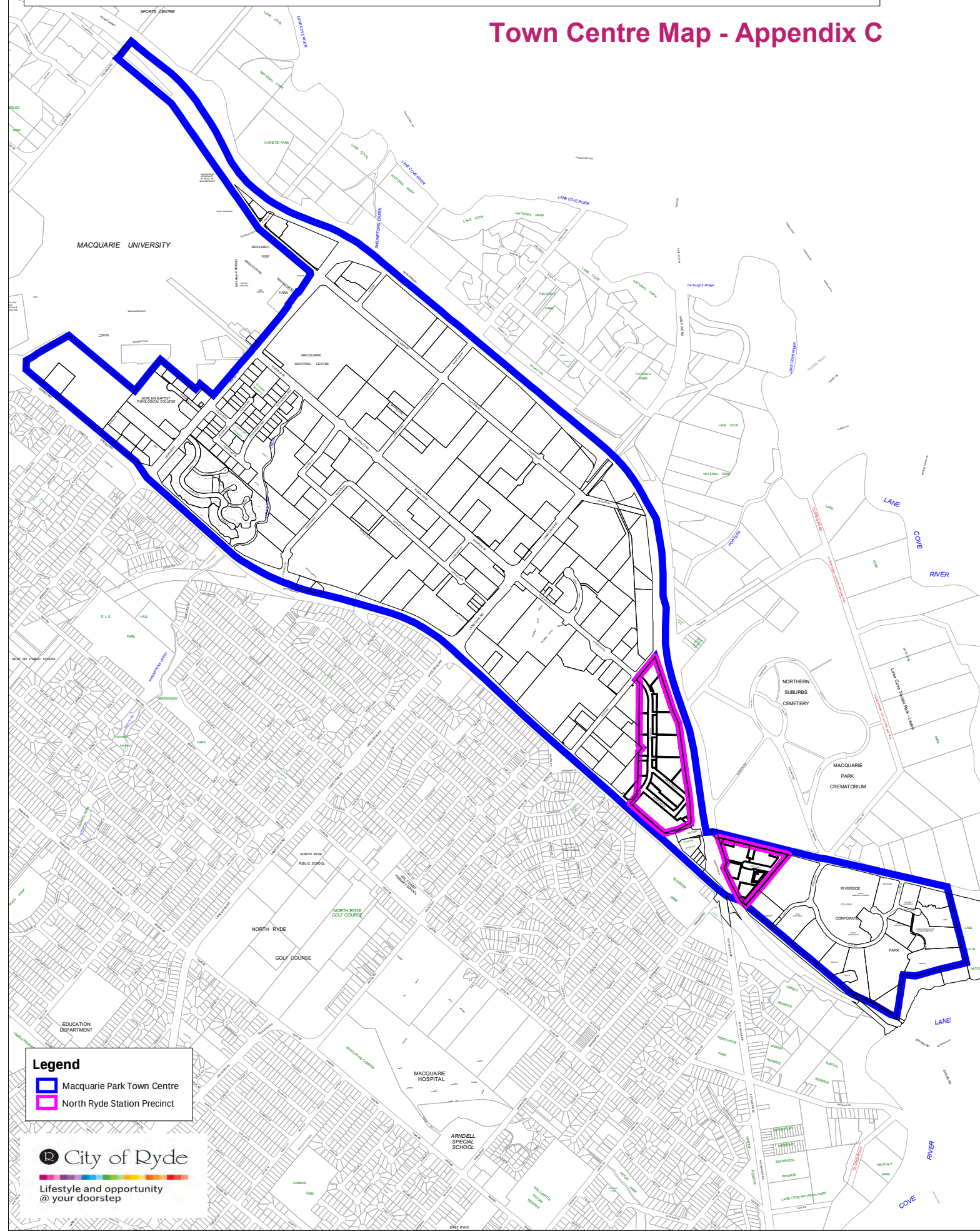
Town Centre Map - Appendix C



Macquarie Park Town Centre North Ryde Station Precinct



Town Centre Map - Appendix C



Dwelling Capacity City of Ryde Post 2022

Based on Controls within Ryde LEP 2014

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1.0 Executive Summary

The Greater Sydney Commission's five District Plans which came into effect in March 2018 are a guide for implementing *A Metropolis of Three Cities - the Greater Sydney Region Plan* at a District level.

The North District Plan includes the Local Government areas of Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Mosman, Willoughby, Ryde and North Sydney. The North District Plan has set a dwelling numbers target for each of the Council's within it for the period **2016 - 2021**. Each Council is to develop further 6–10 year housing targets.

A study of dwelling delivery numbers has been undertaken for the City of Ryde for the period 2016 – 2021. This study shows that the City of Ryde well exceeds its dwelling target of 7,600 dwellings for the 2016 – 2021 period. A further study has been undertaken of potential dwelling delivery post 2022 based on approved concept plans, State Significant Development approvals and the development of remaining land under Ryde LEP 2014 controls. It is calculated that a total of 23,618 dwellings are capable of being delivered post 2022 under existing controls in the City of Ryde.

Post 2022 Dwelling Potential - Residential Zones	
Zone	Future Potential Dwellings
R1	0
R2	5,899
R3	0
R4	No calculations available
Total	5,899
Note: 1. R2 zone – The potential dwelling delivery from secondary dwellings has not been included – dwelling numbers are based on potential multi dwelling development and dual occupancy development only. 2. No calculation of potential future development in R4 zone has been undertaken	

Post 2022 Dwelling Potential - Town Centres	
Town Centres	Dwelling Delivery
Meadowbank Urban Village	640
Ryde Town Centre	745
Gladesville Town Centre	1,428
Eastwood Town Centre	2,123
Macquarie Park Corridor and North Ryde Station Precinct	11,649
Total	17,719
Note: Land excluded from calculations such as existing seniors housing developments represent significant additional potential dwelling capacity not included in these figures.	

City of Ryde	Total Dwelling Delivery Potential Post 2022
Residential Zones	5,899
Town Centres	17,719
Total	23,618

This report provides detailed information on the basis on which the dwelling delivery figures post 2022 were derived.

2.0 Methodology

The basis for the figures in the following tables has been derived from the below information.

2.1 Residential Zones

- R1 General Residential zone and R3 Medium Density Residential zone – No action required as there is no additional development capacity available in either zone.
- R2 Low Density Residential zoned – Identification of all Torrens title land capable of being developed for either:
 - o Dual occupancy development or
 - o Multi dwelling housing development

and assessment of potential number of additional dwellings able to be delivered on such land under Ryde LEP controls.

Note: The capacity for additional dwellings in the R2 zone through secondary dwelling development has not been calculated.

- R4 High Density Residential zone – No calculation of additional dwelling potential on R4 land has been undertaken. This will be carried out in the near future.

2.2 Town Centres

In reviewing the post 2022 dwelling capacity of Town Centres only land considered as having no obvious impediment to being developed has been included.

As a result the following land has been excluded from all calculations:

- Land where the zoning prohibits residential development.

Note: for the Macquarie Park Corridor Town Centre this included all land zoned B3 Commercial Core (the zone does permit serviced apartments but has not been included) and land zoned B7 Business Park.

- Council owned land
 - i. Parklands
 - ii. Depots
 - iii. Commercial properties
 - iv. Community Service properties
 - Infrastructure sites
 - i. Hospitals/ health care facilities
 - ii. Schools/ Colleges
 - iii. Telecommunication sites
 - Seniors housing developments
 - Heritage items and heritage conservation areas
 - Land which was held under a long term lease
 - Land containing a development constructed under controls consistent with those currently within Ryde LEP 2014.
 - Land containing development that was approved after the gazettal of LEP 2014 but before an amendment to LEP 2014 occurred giving the land greater development potential.
- Note: This applies mainly to land within Macquarie Park Town Centre where the Herring Road Urban Activation Precinct can into effect after the gazettal of LEP 2014.
- Land accounted for in the Dwelling Delivery City of Ryde 2016 – 2021 study.

All remaining land in a Town Centre was considered capable of future potential dwelling delivery.

Note: It is considered that the exclusions have resulted in a very conservative level of development potential having been considered. Should development of existing seniors housing developments, heritage conservation areas or infrastructure sites be included, substantially more dwelling delivery potential exists in all Centres.

To determine potential dwelling delivery numbers for each Centre post 2022 the following was included:

- Dwelling numbers within approved Concept plans
- Dwelling numbers indicated in Planning Proposals where Gateway has been issued
- Dwelling numbers estimated within State Significant Development
- Dwelling numbers from approved LDAs post 1 January 2019
- Dwelling numbers from pending LDAs where the LDA has been exhibited.
- Dwelling numbers, based on one dwelling per 100sqm of gross floor area calculated using RLEP 2014 FSR controls for remaining sites.

Note: For Eastwood Town Centre where no FSR applies only a height control, a standard number of units per floor plate was calculated from recent development approvals and applied to the number of storeys permitted under the control.

As figures reflect additional dwellings to be created, exiting dwellings on sites capable of redevelopment were determined through:

- Cadastre configuration i.e. both DP's and strata's
- 2016 Aerial Photographs
- Site Inspections

The above existing dwelling figures were subtracted for each site from the proposed resulting in a figure that represented additional dwellings to be created.

The dwelling figures documented in this study represent the maximum dwelling potential possible in each Town Centre under Ryde LEP 2014 controls. It does not take into consideration the likelihood of development occurring based on:

- Size of lots – small lot subdivisions prevail in both Eastwood and West Ryde
- Fragmented ownership
- Lack of incentives in the development controls that exist
- Changing economic development climate

3.0 Ryde LEP 2014 Residential Zones Capacity Post 2022

3.1 R1 General Residential Zone

No additional development capacity. The R1 zone applies to one property in Ryde being Putney Hill. Dwelling numbers for the site were determined by an approved concept plan which by 2021 will have been achieved.

3.2 R2 Low Density Residential Zone

Potential Post 2022 dwelling numbers in R2 zone has been based on land being development under LEP 2014 for:

- A. Multi dwelling housing development - minimum site area 900sqm and minimum road frontage 20m
- B. Dual occupancy development - minimum site area of 580sqm and minimum road frontage of 20m

Potential multi dwelling housing or dual occupancy development sites in R2 zone	
Lot size	Number of Lots capable of post 2022 development
Potential Multi dwelling development sites (min 900sqm and 20m frontage)	1,119
Potential Dual Occupancy development sites (580sqm – 899sqm and min 20m frontage)	2,963
Total	4,082

Note: The R2 zone consists of 22, 494 Torrens title lots. No existing strata lots were considered in any calculations.

A. Multi dwelling housing developments - additional dwellings created on potential Multi dwelling development lots

All R2 lots – min 900m ² and frontage 20m	Lot Count	Additional dwellings per lot	Number of Additional Dwellings
Area >= 900 and Area < 1200	850	2	1700
Area >= 1200 and Area < 1500	149	3	447
Area >= 1500 and Area < 1800	38	4	152
Area >= 1800 and Area < 2100	15	5	75
Area >= 2100 and Area < 2400	19	6	114
Area >= 2400 and Area < 2700	11	7	77
Area >= 2700 and Area < 3000	8	8	64
Area >= 3000 and Area < 3300	4	9	36
Area >= 3300 and Area < 3600	4	10	40
Area > 3600	21	11	231
Total number of additional dwellings			2,936

RLEP 2014 Clause 4.5A Density controls for Zone R2 Low Density Residential – 1 dwelling per 300sqm for multi dwelling housing developments. To determine number of additional dwellings created one existing dwelling per site has been subtracted from the potential number.

Note: A maximum of 12 dwellings are permitted on any multi dwelling development site under Development Control Plan 2014

B. Dual occupancy (Lot size – Road frontage min 20m and area between 580sqm and less than 900sqm)

All R2 lots 580sqm – 899sqm and min frontage 20m	Additional dwellings per lot created	Number of Additional Dwellings
2963	1	2,963

Summary of R2 Post 2022 Potential dwelling delivery	
Development type	Additional dwelling numbers
Multi dwelling development	2,936
Dual Occupancy development	2,963
Total Potential Post 2022 Dwelling Delivery	5,899

Note: The capacity for additional dwellings in the R2 zone through secondary dwelling development has not been calculated.

3.3 R3 Medium Density Residential Zone

No further development capacity. The R3 zone applies to land previously developed under the Ryde Planning Scheme Ordinance to specific density and dwelling number capacity. All sites have been fully developed under current controls.

3.4 R4 High Density Residential Zone

No calculation of additional dwelling potential on R4 land has been undertaken. This will be carried out in the near future.

4.0 Ryde LEP 2014 Town Centres Dwelling Capacity Post 2022

4.1 Meadowbank Urban Village

4.1.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Council Owned Land/Crown Land	1-5 Constitution Road	Council Depot
	Parkland - RE1 17 Porter / 119 Church Street 145 Bowden Street (Riverside Walk) 8 Well Street	Hayes Park Helene Park to Settlers Park Civic Gateway South
Infrastructure Sites (Education/Transport/Telco/Park)	Nil	
Seniors Housing	Nil	
Heritage Items/Conservations	58-64 Constitution Road	Heritage Item No. 37
Long Term Leases	Nil	
Residual Sites	27 Railway Road	Private Carpark (345sqm)

4.1.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan Planning Assessment Commission 6/8/2013 MP09_0216 (MOD 2) Dwelling Cap 2033 dwellings (Approved 16/01/2017) MP09_0216 (MOD 3) Approved 31/8/2018) – impact “Site A”, conversion prev. approved 3000sqm non resi to serviced apartments and additional 1300sqm / all to be used for 42 serviced apartments.	8 Parsonage Street Lots 13-14 DP73232 Lot 7 DP 809282 Lot 100 DP 851723 Lot 15 DP738232	133 dwellings (2,075 dwellings under MOD 3 - 1,942 dwellings accounted for in 2016-2021 dwelling study)
PP/Gateway	Nil	
Pending LDA's	LDA2018/152 (Exhibition 23/5/2018) 121 Church St / 19 Porter St	27
State Significant Development	Nil	
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		160

Remaining Undeveloped Land				
Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
20-28 Constitution Road 25-35 Nancarrow Ave	T1 – 2	7573	15146	151
106-112 Bowden St	T1 – 2	3248	6496	64
12 Rothesay Ave	T1 – 2	802	1604	16
1-18 Railway 50-56 Constitution	U3 – 2.7	7674	20720	207
123 Bowden Street	U1 – 2.5	551	1377	13
123 Church Street	T3 – 2.3	544	1251	12
9 Porter Street	T3 – 2.3	742	1706	17
Total				480

Existing Dwellings – Based on Meadowbank being a brownfield site previously containing industrial buildings and no existing dwelling houses – potential dwellings calculated represent the total number of additional dwellings created.

4.1.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
Concept Plan	133
Pending DAs	27
Remaining Undeveloped Land	480
Total	640

4.2 Ryde Town Centre

4.2.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Council Owned Land/Crown Land	743-747 Victoria Road & 39 Church Street 33-35 Blaxland Road 21 Church Street & 16 Devlin Street 1 & 1A Pope Street 24 + 26 Argyle Ave 138-140 Blaxland Road	B4 – Commercial (Battery World Site) (Operational) Argyle Centre (Operational) Parking (Operational) City of Ryde Offices Ryde Park Top Ryde Park
Infrastructure Sites (Education/Transport/Telco)	51-53 Blaxland Road 116 Blaxland Road 2 Tucker Street 2B Blaxland Road	Health Care Ryde Exchange (Telstra) Ryde Public School (Part of Item 130) Benson Place (Heritage Item 19)
Seniors Housing	29-33 Church Street	Seniors Housing
Heritage Items/Conservations	142 Blaxland Road 12 Turner Street 8 Turner Street 25-27 Church Street 42 Church Street 44 Church Street 22 Blaxland Road	Ryde Masonic Centre Item 132 Item 131 Item 27 Item 29 Item 30 Item 14
Long Term Leases	Nil	

Note: These calculations do not include City of Ryde Civic Centre Site 1 + 1A Devlin Street

4.2.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan	Nil	
PP/Gateway	Nil	
Pending LDA's	Nil	
State Significant Development	Nil	
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		0

Remaining Undeveloped Land				
Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Block 1	S3 – 1.8	6330	11394	113
Block 2	T1 – 2	9352	18704	187
Block 3	D – 0.5 T1 – 2	14239 1558	Land Zoned R2 – Secondary dwelling only permitted due to land size 3116	23 31
Block 4	S3 – 1.8	1534	2761	27
Block 5	S3 – 1.8	1254 5745	2257 10341	22 103

Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Block 6	S1 – 1.5	892 8285 3373 5007 2497 1848 652 26320	1338 14913 5059 7510 3745 2772 978 39480	13 149 50 75 37 27 9 394
Block 7	T1 – 2	10255	20510	205
Block 8	S1 – 1.5	1798	2697	26
Block 9	S1 – 1.5	25380	38070	380
Block 10	S3 – 1.8	2916	5248	52
Block 11	S1 – 1.5	8320	12480	124
Block 12	S1 – 1.5	1497	2245	22
Block 13	T1 – 2	3484	6968	69
Block 14	S3 – 1.8	1139	2050	20
Total				2,158

Existing Dwellings Located on Land Identified for Future Development		
Location	Existing Dwellings	Comments
Precincts 2-12	1336	Precincts from Ryde DCP 2014. Figures from Local Housing Study 2010 Appendix Section 4.0 – Potential
11-17 Church Street	77	
Total	1,413	

4.2.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
Remaining Undeveloped Land	2,158
Existing Dwelling (to be subtracted from categories above)	-1,413
Total	745

4.3 Gladesville Town Centre

4.3.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Council Owned Land/Crown Land	7 Coulter Street 2 Pittwater Road 6 Pittwater Road 226 Victoria Road 4 Pittwater Road	Carpark Carpark Library Gladesville Woman's Rest Centre Hunters Hill Council Owned
Infrastructure Sites (Education/Transport/Telco)	142A Victoria Road	Trim Place
Seniors Housing/Leagues Clubs	1 Coulter Street	Gladesville RSL
Heritage Items/Conservations	170 Victoria Road 2D Meriton Street 80 Ethlam Street 310 Victoria Road 265A Victoria Road 220 Victoria Road Victoria Road Heritage Conservation Area	Heritage Item No. 137A (Bayview Tavern) Heritage Item No. 137 (Gladesville Clock Tower) Heritage Item No. 141 Heritage Item No. 142A Heritage Item No. 142 Heritage Item No. 139 + 140 Heritage Conservation Area C5
Long Term Leases	Nil	

4.3.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan	Nil	
PP/Gateway	Nil	
Pending LDA's	Nil	
State Significant Development	Nil	
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		0

Remaining Undeveloped Land				
Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Block 1	U3 – 2.7	7633	20609	206
Block 2	U3 – 2.7	5395	14566.5	145
Block 3	Q1 – 1.3	597	776	7
Block 4	T1 – 2.0	3064	6128	61
Block 5	U3 – 2.7	2812	7592	75
Block 6	T3 – 2.3	35509	81670	816
Block 7	V1 – 3.0	1402	4206	42
Block 8	T3 – 2.3	2661	6120	61
Block 9	U3 – 2.7	2168	5853	58
Block 10	S1 – 1.5	528	792	7
Total				1,478

Existing Dwellings – Based on aerial photography and strata plans – 50.

4.3.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
Remaining Undeveloped Land	1,478
Existing Dwelling (to be subtracted from categories above)	-50
Total	1,428

4.4 Eastwood Town Centre

4.4.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Council Owned Land	6-12 Glen Street 2 Hillview Lane 159 Shaftsbury Road 167 Shaftsbury Road 202 Rowe Street 10-12 Lakeside Road 45 West Parade 24-26 Glen Street 53-71 Rowe Street 126 Rowe Street	Carpark Council Carpark Eastwood Community Hall Lettable Property Shops Community Centre Part of Eastwood Park Glen Street Park Council Carpark Road Parcel
Infrastructure Sites (Education/Transport/Telco)	212 Rowe Street 3-7 Ethel Street 22 Railway Parade	Department of Education Police Station Railway Station
Seniors Housing	Nil	
Heritage Items/Conservations	136-138 Rowe Street 269 Rowe Street 15-25 Railway Parade 119-123 Rowe Street	Heritage Item No 105 Heritage Item No 107 & Fire Station Heritage Item No 100 Heritage Item No 105
Long Term Leases	20A-20D Railway Parade	Lease from State Railway for car parking and bus interchange and station beautification
Land to be acquired by Council	100 Rowe Street	Park

4.4.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan	Nil	
PP/Gateway	Nil	
Pending LDA's	LDA2016/0378 152-190 Rowe Street	Based on expected delivery within 2021- dwelling figures included in 2016-2021
State Significant Development	Nil	
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		0

Remaining Undeveloped Land				
Address	Height	Site Area (sqm)	Development Calculation – Floor plate 14 dwellings per storey permitted	Dwelling Numbers
Block 1	O2 – 15.5m	12351	4	345
Block 2	O2 – 15.5m	1451	4	40
Block 3	O2 – 15.5m	5098	4	142
Block 4	R1 – 21.5m	2095	6	70
Block 5	R1 – 21.5m	1935	6	64
Block 6	O2 – 15.5m	17278	4	483
Block 7	O2 – 15.5m	12547	4	351
Block 8	O2 – 15.5m	7145	4	200

Address	Height	Site Area (sqm)	Development Calculation – Floor plate 14 dwellings per storey permitted	Dwelling Numbers
Block 9	M2 – 12.5m	1385	3	29
Block 10	R1 – 21.5m	10529	6	442
Block 11	R1 – 21.5m	4429	6	186
Total				2,352

Existing Dwellings Located on Land Identified for Future Development		
Location	Existing Dwellings	Comments
Block 9	66	
Block 8	59	
Block 7	104	
Total	229	

Note: Shop top housing not included / RFBs not a strata not included.

4.4.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
Remaining Undeveloped Land	2,352
Existing Dwelling (to be subtracted from categories above)	-229
Total	2,123

Note: For Eastwood Town Centre where no FSR applies only a height control, a standard number of units per floor plate was calculated from recent development approvals and applied to the number of storeys permitted under the control

4.5 West Ryde Town Centre

4.5.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Council Owned Land/Crown Land	3 Anthony Road	Community Services
	Parkland – RE1 10 Wattle Street Linton Park 57 West Parade Walkley Pathway 11 Chatham Road Maxim Lane West Ryde Library (care/control)	Anzac Park Park Transport Interchange Pathway Plaza and Basement Parking Lane Library
Infrastructure Sites (Education/Transport/Telco)	West Ryde Railway Station	
Seniors Housing/Leagues Clubs	125 Ryedale Road – Ryde Eastwood Leagues Club	
Heritage Items/Conservations	7-97 Ryedale Road – HC	
Long Term Leases	Nil	

4.5.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan	Nil	
PP/Gateway	2-6 Chatham Road – Gateway 15/2/17	75
Pending LDA's	Nil	
State Significant Development	Nil	
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		75

Remaining Undeveloped Land				
Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Block 1 – 2-18 West Parade 1 Anthony Road	P2 – 1.25	3662	4577	45
Block 2 – 1 Anthony Rd 28 West Parade	P2 – 1.25	3000	3750	37
Block 3 – 977-1095 Victoria Road	P2 – 1.25	15175	18968	189
Block 4 – 1-7 Chatham Road	P2 – 1.25	2581	3226	32
Block 5 – 964-1068 Victoria Road	P2 – 1.25	23945	29931	299
Block 6 – 935 Victoria Rd & 96 Anzac Ave	P2 – 1.25	3658	4572	45
Block 7 – Wattle / Herbert	N – 1	4012	4012	40
Block 8 – 17-31 Wattle	N – 1	4336	4336	43
Block 9 – 39-41 Forster	P2 – 1.25	2322	2902	29
Block10 – 873-899 Victoria /Falconer/Linton/Mellor	N – 1	8228	8228	82

Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Block 11 – Victoria / Mellor	N – 1	1642	1642	16
Block 12 – West Ryde Railway Car Park – 2C/2D Ryedale Road	S1 – 1.5 P2 – 1.25	5941 1790	8911 2232	89 22
West Ryde Market Place	P2 – 1.25	7308	9135	91
Total				1,059

Existing Dwellings – WRTC historically being a commercial area – potential dwellings calculated represent the total number of additional dwellings created.
Note: It is acknowledged there may have been some shop top housing.

4.5.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
PP/Gateway	75
Remaining Capacity	1,059
Total	1,134

4.6 Macquarie Park Corridor & North Ryde Station Precinct

4.6.1 – Land Exclusions

Table 1 – Land Exclusions		
Exclusion Type	Address	Land Use
Herring Road Precinct		
Council Owned Land/Crown Land	Parkland – RE1 86 Waterloo Road 6 Lachlan Ave 2A Cottonwood Cres	Open Space (Elouera Reserve) Open Space (Quandong Reserve) Open Space (Wilga Park)
Infrastructure Sites (Education/Transport/Telco)	122 Herring Road 181 Herring Road	Education Railway Station (Macquarie University Station)
Seniors Housing	157 Balaclava Road	Senior Housing
Heritage Items/Conservations	Nil	
Long Term Leases	130 Herring Road 136 Herring Road	University Accommodation University Accommodation
North Ryde Station Precinct		
	Parkland – RE1 10-11 Halifax Street 1 Halifax Street 8 Halifax Street 7R Halifax Street	Open Space Open Space Open Space Open Space

4.6.2 – Potential Development Areas & Development Categories

Table 2 – Potential Development Areas & Development Categories		
Herring Road Precinct		
Future Potential Development Categories	Address	Dwelling Numbers
Concept Plan	Macquarie Shopping Centre Concept DA	915
PP/Gateway	112 Talavera Road	1260
	66 Talavera Road	1327
Pending LDA's	LDA2018/89 1-3 Cottonwood & 2-4 Lachlan Ave	774 Boarding House
	LDA2018/171 159-161 Epping Road	317 dwellings
	LDA2018/269 112 Talavera Road	212 dwellings
State Significant Development	Macquarie University Student Accommodation – Macquarie University (Central Courtyard Precinct Redevelopment September 2017)	340
	Ivanhoe Estate (SSD 17_8707)	3500 “Approximately 3,500 dwellings (subject to future Development Applications and design development)” - excerpt from Environmental Impact Statement 3/4/18
Approved LDA's (Post 1 Jan 2019)	Nil	
Total		8,645

Remaining Undeveloped Land				
Address	FSR	Site Area (sqm)	Development Area (sqm)	Dwelling Numbers
Lachlan Ave/Herring Road (misc. properties)	X1 – 4	26665	106660	1066
1-7 Peach Tree Road	V1 – 3	5603	16809	168
169-175 Herring Road	Y – 4.5	5090	22905	229
116-118 Herring Road	W – 3.5	12187	42654	426
114 Talavera Road	U4 – 2.9	4222	12243	122
126-130 Talavera Road	V1 – 3	3316	9948	99
2-21 Cottonwood Cres	Y – 4.5	11933	53698	536
12-14 Lachlan & 13 Cottonwood	X1 – 4	3202	12808	128
			Total	2,774
North Ryde Station Precinct				
Address	FSR			Dwelling Numbers
Lachlan's Line	1.39:1 to 4.3:1			1,278 approx. remaining on superblocs

Existing Dwellings – Herring Road Precinct		
Location	Existing Dwellings	Comments
Cottonwood Cres/Peach Tree Road/ Herring Road/Winsor Dr/Lachlan Ave	681	Based on individual SP lots for each property
Ivanhoe Place	259	Based on SEARS for Ivanhoe Stage 1 November 2017
116-118 Herring Road (SP9577)	84	Based on individual SP lots for property
159-161 Epping Road (SP9264)	24	Based on individual SP lots for property
Total	1,048	

4.6.3 – Dwelling Capacity Total

Table 3 – Dwelling Capacity Total	
Herring Road Precinct	
Concept Plan	915
PP/Gateway	2,587
Pending LDA's	1,303
State Significant Development	3,840
Remaining Undeveloped Land	2,774
Existing Dwelling (to be subtracted from categories above)	-1,048
Herring Road Precinct Total	10,371
North Ryde Station Precinct	
Remaining Undeveloped Land	1,278
Grand Total Precincts	11,649