

4.4 RYDE TOWN CENTRE

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Section A: Preliminary

1 Introduction

This Part will facilitate the revitalisation of Ryde Town Centre as a vibrant, attractive and safe urban environment with a diverse mix of retail, commercial, residential and leisure opportunities.

This Part should be read in conjunction with other City of Ryde Planning Policies and Development Standards.

1.1 The Purpose of this Part

This Part will facilitate the revitalisation of Ryde Town Centre as a vibrant, attractive and safe urban environment with a diverse mix of retail, commercial, residential and leisure opportunities.

1.2 When This Part Commences

This Part was adopted by Council on 17th January 2006 and comes into effect upon the gazettal of Local Environment Plan (LEP) No. 143.

1.3 The Land Affected By This Part

This Part applies to land within defined in Ryde Local Environment Plan (LEP) 143: Ryde Town Centre and in the drawing entitled *Ryde Town Centre: Extent* as shown on the next page.



1.4 Relationship Of This Part To Other Plans

This Part supplements and gives guidance to the controls and objectives of Ryde LEP 143. It is also part of a series of plans promoting the revitalisation of Ryde's business centres and should be read in conjunction with other relevant Council plans and policies, including but not limited to:

- Developer Contributions Plan
- Draft Top Ryde Town Centre LEP Traffic Assessment Report 2005
- Ryde Town Centre Public Domain Plan, 2005

This Part should also be considered in conjunction with the State Environmental Planning Policies (SEPP) including SEPP 65, Design Quality for Residential Flat Buildings.

1.5 Interpretation

In this Part, terms have the same meaning as in the Environmental Planning and Assessment Act 1979 (as amended) and the Ryde Planning Scheme Ordinance. If there is an inconsistency between this plan and other Codes or Policies this Part shall prevail.

1.6 The Structure Of This Part

This Part identifies strategies and Controls that will shape the future development of Ryde Town Centre to create an attractive, accessible and unique urban environment in which to live, work, shop, and visit. It will build on the historic role of Ryde Town Centre as the civic heart and retail hub for the City of Ryde.

The Controls indicate how the strategies are to be implemented.

1.7 How To Use This Part

1. If your land is affected by this Part you will need to also consider the Controls of the Ryde Planning Scheme Ordinance, as amended by LEP 143, and other relevant planning documents and policies in any development application submitted to Council. Council's plans and policies may be viewed at the Civic Centre, Devlin Street, Ryde or on Council's website: www.ryde.nsw.gov.au.
2. Ryde Planning Scheme Ordinance as amended, sets out the development principles and defines permissible land uses and heights.
3. This Part establishes detailed development principles for land use management, parking, built form, environmentally sensitive design and the public domain in Ryde Town Centre. It is important that these elements are considered as an integrated whole and to understand that no single element is necessarily more significant than another when preparing a design solution for a site.
4. Appropriately qualified professionals should be engaged to prepare a DA submission.
5. Applicants should take advantage of Council's pre-lodgment service prior to submitting a Development Application. Enquiries may be directed to Council's Customer Service Centre.
6. Council has produced a kit to assist in the preparation and submission of development applications. The kit together with application forms are available from Council's Customer Service Centre and website. Information which required as part of development submission may include:
 - Owners Consent.
 - Survey Plan.
 - Site Analysis.
 - Architectural Plans, Elevations and Sections.
 - A 1:500 architectural model or electronic model.
 - Artists impressions and or photomontages.
 - Shadow Diagrams.
 - Statement of Environmental Effects.
 - Heritage Impact Statement, Conservation Management Plan and / or Archaeological Management Plan in accordance with NSW Heritage Office Guidelines.
 - Contamination Report.
 - Environmental Management Plan.
 - Traffic Management Plan.
 - Landscape Management Plan.
 - Contamination Plan.
 - Staging Plan.
 - Safer-by-Design Audit.
 - Checklist showing compliance or otherwise with all relevant Controls.

2 Objectives

This Part is one of a number of planning initiatives undertaken by Ryde Council to revitalise established urban centres within the City of Ryde. The vision for each centre is to create a unique character arising from its natural and built features, history and community expectations.

The objectives of this Part are to promote Council's vision for Ryde Town Centre.

2.1 Vision

Ryde Town Centre will be an attractive place to live, work and visit. The future character of Ryde Town Centre will build on its historic role as a community and retail hub catering for leisure and learning, shopping and business.

This Development Control Plan identifies strategies and controls that will shape the future development of Ryde Town Centre to create an attractive, accessible and unique environment in which to live, work, shop, and visit. High quality built form will define and edge public spaces.

2.2 The Objectives of this Part are to:

1. **Reinforce Ryde Town Centre as an important cultural, civic, commercial, retail, employment, education, residential and recreation location**
 - a. Revitalise Ryde Town Centre as a retail and government service centre meeting the needs of local communities.
 - b. Develop a mixed-use centre with a wide range of housing, employment and recreation opportunities.
 - c. Create sustainable employment opportunities that are compatible with shopping, living and recreation environments.
 - d. Create residential development that contributes to village life with increased activity at the weekends and in the evenings.
 - e. Enrich the neighbourhood by accommodating a diverse population in a wide range of housing types.

2. Enhance the civic qualities of Ryde Town Centre

- a. Develop new high quality, sustainable public buildings and public domain spaces and improve the existing public domain.
- b. Integrate Ryde Park into the Town Centre as a significant heritage, recreation, leisure and community resource.
- c. Develop community facilities that are readily accessible and encourage participation.
- d. Enhance and increase the physical and visual prominence of the Civic/Mixed Use Precinct.

3. Create an attractive, safe, convenient and well-used pedestrian environment and public domain

- a. Create a high quality public domain that is safe and accessible for all, during and outside business hours.
- b. Improve pedestrian connections within Ryde Town Centre, Ryde Park and surrounding areas.
- c. Ensure positive interfaces between public space and private development.
- d. Enrich the public domain with public art that interprets local history, culture and social identity.
- e. Develop a high quality public domain with durable and attractive finishes, furniture, lighting, public art, information and directional signage.

4. Develop a high quality urban centre

- a. Reinforce the legibility of the town centre street pattern comprising primarily Blaxland Road, Church and Tucker Streets.
- b. Create a compact living and work environment to promote walking and the efficient use of public resources including public transport, schools and parks.
- c. Enhance and extend the public domain as an amenity for all.
- d. Protect sun access to significant public domain spaces.
- e. Ensure that the relationship between buildings is positive and that all development addresses the public domain and street frontages.
- f. Protect streetscapes and the pedestrian environment from adverse impacts of site servicing, garage doors, driveways and loading docks.
- g. Protect and conserve heritage resources.
- h. Identify existing assets (including landscapes, trees, exemplary built form and public art) that contribute positively to the urban environment and ensure their retention and enhancement.
- i. Create eleven distinctive precincts, each with an individual identity drawn from its history, natural and built features, community needs and expectations.

5. Develop high quality built form

- a. Give detailed guidance to development standards.
- b. Ensure well-designed buildings constructed of durable and attractive materials.
- c. Protect and enhance the integrity of heritage items and encourage their interpretation, adaptation and sympathetic reuse.
- d. Ensure development is flexible and durable and able to accommodate a range of uses over time.
- e. Create distinctive precincts within the Town Centre each with a unique identity drawn from its history, natural and built features, community needs and expectations.

6 Develop a sustainable town centre that balances social, economic and environmental objectives

- a. Encourage efficient and appropriate land-use.
- b. Revitalise Ryde Town Centre with economically sustainable civic, commercial, retail and residential development.
- c. Intensify land-use to better utilise public transport and other public infrastructure.
- d. Improve facilities for public transport use, walking and cycling.
- e. Improve access and reduce the impacts of traffic congestion in Ryde Town Centre
- f. Develop public domain spaces and community facilities that support social interaction and community life.
- g. Ensure personal safety and security in the public domain and shared space in private ownership.
- h. Develop sustainable buildings that are robust and adaptable to a variety of uses over time
- i. Develop environmentally sustainable shopping, living and working environments that conserve resources and
 - Minimise long term energy and water consumption
 - Protect and improve water and air quality
 - Minimise waste production and encourage materials recycling and reuse
 - Integrate environmental management