

City of Ryde Development Control Plan 2014

Part: 3.3 Dwelling Houses and Dual Occupancy (attached)

Translation

ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

ARABIC

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ARMENIAN

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէ՛ք Րայդ Սիվիկ Սենթըր, 1 Տելվին փողոց, Րայդ, (Ryde Civic Centre, 1 Devlin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.ե. ժամը 4.30, կամ հեռաձայնեցէ՛ք Հեռաձայնի եւ Թարգմանական Սպասարկութեան՝ 131 450, եւ խնդրեցէ՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիվին:

CHINESE

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FARSI

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ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁드립니다.

Amend. No.	Date approved	Effective date	Subject of amendment

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1.0 INTRODUCTION

1.1 Land to which this Part applies

This Part applies to all land within the City of Ryde where dwelling houses and dual occupancies (attached) are permitted. It has specific relevance to low density residential areas.

1.2 Development covered by this Part

This Part applies to all development associated with a dwelling house or a dual occupancy (attached) and includes garages, carports, garden structures, fences, landscaping, swimming pools and outbuildings.

1.3 Purpose of this Part

The purpose of this Part is to guide development associated with detached housing and dual occupancy (attached) development within the City of Ryde.

1.4 Objectives of this Part

The objectives of this Part are:

1. To ensure that the dwellings are well designed and attractive, and provide a high level of amenity;
2. To encourage environmental sustainability in the low density residential areas; and
3. To ensure that dwellings are compatible with, and enhance the streetscape and desired future character of neighbourhoods and character areas.

1.5 How to use this Part

This Part is to be read in conjunction with the general introduction to the DCP and with Part 10 - Dictionary.

This Part has 3 sections:

1. Section 1 Introduction

2. Section 2 General Controls

- Describes the desired character for the low density residential areas in the City of Ryde.
- Explains and states the objectives for key aspects of a development and sets out the controls.

3. Section 3 Character Areas

- Describes the character of special areas and outlines specific controls for these areas. The controls in this section, to the extent of any inconsistencies, take precedence over the controls in Section 2.

The controls apply to new buildings as well as to alterations and additions to existing buildings. The key consideration is the compliance of the resultant building, either a completely new building or a building which has been altered or added to, with the controls.

1.6 Site Analysis

A site analysis is to be submitted with a development application for a new house, dual occupancy (attached) and dwelling additions. Minor work will generally not require a site analysis. The applicant should check with Customer Service who will advise whether or not a site analysis is required. A landscape plan and site survey may also be required to be submitted.

Preparing a site analysis

A site analysis is necessary to ensure that the development is of high quality, sensitive to its environment and positively contributes to its context. A thorough site analysis will ensure that site layout and building design addresses existing and possible future opportunities and constraints of both the site and its surrounds.

An analysis of the site and context is a fundamental stage of the design process, and should support many key design decisions relating to the proposal. The site analysis is to assist in minimising issues relating to noise, overshadowing, safety, access, views and privacy.

A site analysis has two steps. Look at and map the qualities and characteristic of the site and its local context. Then, develop a design that addresses and applies the objectives and controls.

The applicant must demonstrate to Council that the site analysis has been used in preparing the design for the site and for the dwelling. The analysis may then be used to critically assess the success of the proposal in its response to the features of the site and its context.

A site analysis drawing must be based on a survey drawing produced by a qualified surveyor and contain a reference number and date.

Information required in a site analysis may include, but is not limited to, the following:

The site's context:

- Form and character of adjacent and opposite buildings in the streetscape and adjacent sites; architectural character, front fencing, garden styles;
- Neighbouring properties (those both at the sides of the allotment and to the rear); location, height, use;
- Privacy; adjoining private open space, living room windows overlooking the site, location of any facing doors, windows and external living areas;
- Walls built to the site's boundary; location, height, materials;
- Difference in ground levels between the site and adjacent properties;
- Views enjoyed by neighbouring properties;
- Views enjoyed from public areas;
- Solar access enjoyed by neighbouring properties;
- Major trees on adjacent properties, within 9 m of the subject site;
- Street frontage features; poles, trees, kerb crossovers, bus stops, other services;
- Heritage features of the surrounding locality and landscape, (if relevant);
- Public open space, (if relevant);
- Adjoining bushland or environmentally sensitive land;
- Sources of nuisance; flight paths, noisy roads or other significant noise sources, polluting operations (if relevant).

The site and the building(s):

- Site dimensions, site area and north point;
- Location, use, overall height (in storeys and metres) and important parapet/datum lines of adjacent buildings;
- Street trees, identified by size, botanical and common names (if relevant);
- Topography, showing spot levels and contours 0.5 m intervals for the site, adjoining streets and land adjoining the site;
- Views to and from the site;
- Prevailing winds;
- Geotechnical characteristics of the site and suitability of development;
- Pedestrian and vehicular access points; existing and proposed;
- Location of utility services, including electricity poles, stormwater drainage lines, natural drainage, kerb crossings and easements;
- Overland stormwater flow;
- Site drainage.

2.0 GENERALS CONTROLS

2.1 Desired Future Character

The desired future character of dwelling houses refers to the complete building, whether this is the result of the construction of a completely new house, or of an addition or alteration to an existing house.

The desired future character of the low density residential areas of the City of Ryde is one that:

- Has a low scale determined by a maximum 2 storey height limit;
- Has a low density with free-standing dwellings;
- Has a limited number of dual occupancy (attached) buildings, and these buildings look similar to detached dwellings;
- Has dwellings located in a landscape setting which includes a clearly defined front garden and back yard;
- Has buildings which are well designed and have a high degree of amenity;
- Has streetscapes made up of compatible buildings with regard to form, scale, proportions (including wall plate heights) and materials;
- Has streetscapes with dwellings that have a generally consistent front setback and consistent street orientation;
- Has garages and other structures which are not prominent elements in the streetscape and which are compatible with the character of the dwelling;
- Requires minimal disturbance to the natural topography, which means that excavation is to be minimised;
- Has backyards, which are maximised in size;
- Has backyards which form a connected strip of vegetation in neighbourhoods and which include large trees;
- Has allotments with large deep soil areas which allow rainwater to be absorbed and trees to be planted;
- Has mature trees in streets, front gardens and backyards (existing mature trees are retained and new tree plantings encouraged); and
- Has character areas where special features are retained and enhanced.

Objectives

1. To ensure that development is consistent with the desired future character of the low density residential areas.

Controls

- a. Development is to be consistent with the desired future character of the low density residential areas.



Figure 3.3.01 This aerial photograph shows general consistency within this residential area (apart from one development). Allotments have similar characteristics including; front and rear gardens, building alignment and frontage along the street, building size and location on the allotment, mature trees to the rear of the allotment, front fences and the predominance of the buildings front façade to the street. These features are generally consistent within the low density residential areas even where the subdivision pattern varies.

2.2 Dwelling Houses

A dwelling house is a single detached residence on an allotment. Single dwellings can range in height from one storey to two storeys. Dwelling houses should provide accommodation with a high level of amenity as well as enhancing the existing character of the street.

2.2.1 New Dwelling Houses

Objectives

1. To be free-standing in landscaped lots.
2. To be well designed and compatible with the site's context.
3. To be of a low scale.

Controls

- a. Dwelling houses are to have a landscaped setting which includes significant deep soil areas at the front and rear.
- b. Residential dwellings are to be a maximum of two storeys high.

- c. Dwellings are to address the street.
- d. The boundary between public and private space is to be clearly articulated.
- e. Garages and carports are not to be visually prominent features.
- f. Dwellings are to respond appropriately to the site's constraints and opportunities as identified in the site analysis.

2.2.2 Alterations and additions to Dwelling Houses

Alterations and additions to existing houses can increase the building footprint on the site, can increase the dwelling size within the allowable floor space, can change the internal and/or external configuration of the building and the site to improve the layout, and can improve the liveability and practicality of internal spaces and external areas.

Alterations and additions should be integrated with the existing building so that the finished building appears as a consistent whole when viewed from the public domain. 'Pop-top' roof style additions are discouraged.

Objectives

1. To improve the amenity and liveability of dwellings and sites.
2. To ensure that buildings are well designed.

Controls

- a. Alterations and additions visible from the public domain are to be designed so that the finished building appears as an integrated whole. This may require the addition to have a façade and materials consistent with the existing house.
- b. Alterations and additions are to improve the amenity and liveability of dwellings and sites, including practical and useable external spaces.
- c. Alterations and additions are to meet the controls for dwelling houses set out in section 2.2.1.



Figure 3.3.02 An example of a sensitive addition to an existing house.

Note: The compatible building form and materials and the consistent window head heights.



Figure 3.3.03 Examples of unsympathetic additions which would not be acceptable.

2.3 Dual Occupancy (attached)

Dual occupancy (attached) buildings are two attached dwellings in a single building set on a single allotment. Dual occupancy (attached) buildings provide an alternative, more affordable, type of housing within a building form which is similar to the character of low density residential houses, particularly with regard to bulk, scale and built form. It is important that such buildings do not have an adverse impact on the existing streetscape.

Objectives

1. To provide an alternative form of housing that has a low density residential character and is consistent with the appearance of dwelling houses.
2. To protect the existing streetscape by limiting the number of dual occupancy (attached) buildings in a street.
3. To limit an increase in residential densities within low density areas.
4. To ensure that dual occupancy (attached) buildings are similar in appearance to dwelling houses.

Controls

- a. New Dual occupancy (attached) buildings are to meet the controls for new dwelling houses set out in 2.2.1.
- b. Alterations and additions to dual occupancy (attached) buildings are to meet the requirements set out in 2.2.2.

Note: Ryde Local Environmental Plan 2014 Clause 4.1B Minimum lot sizes for dual occupancies and multi dwelling housing requires a minimum road frontage of 15 m and lot size of 580 m² for dual occupancies (attached)

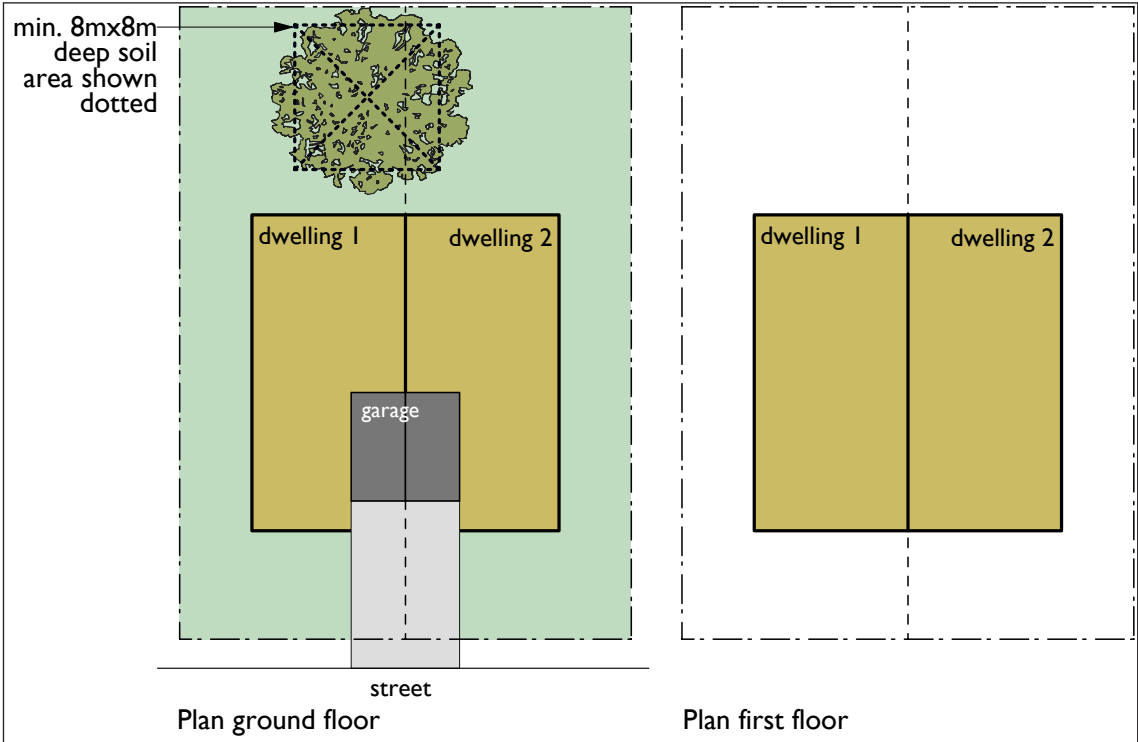


Figure 3.3.04 Illustrative plan of a dual occupancy (attached) with car parking at the front.

Note: The required 8 m x 8 m deep soil area may be located solely in the backyard of one of the dual occupancy (attached) dwellings or may be shared between the backyards. Refer to section 2.6.1 for the 8 m x 8 m deep soil area controls.

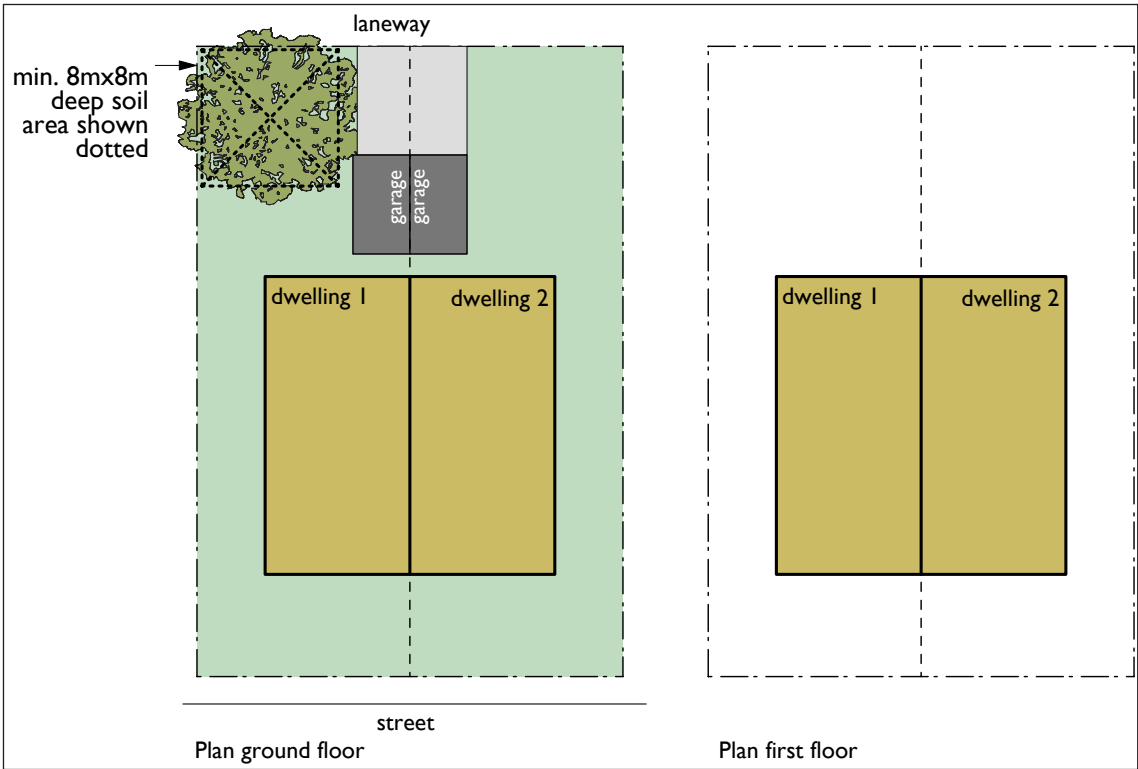


Figure 3.3.05 Illustrative plan of a dual occupancy (attached) with car parking from a rear laneway.

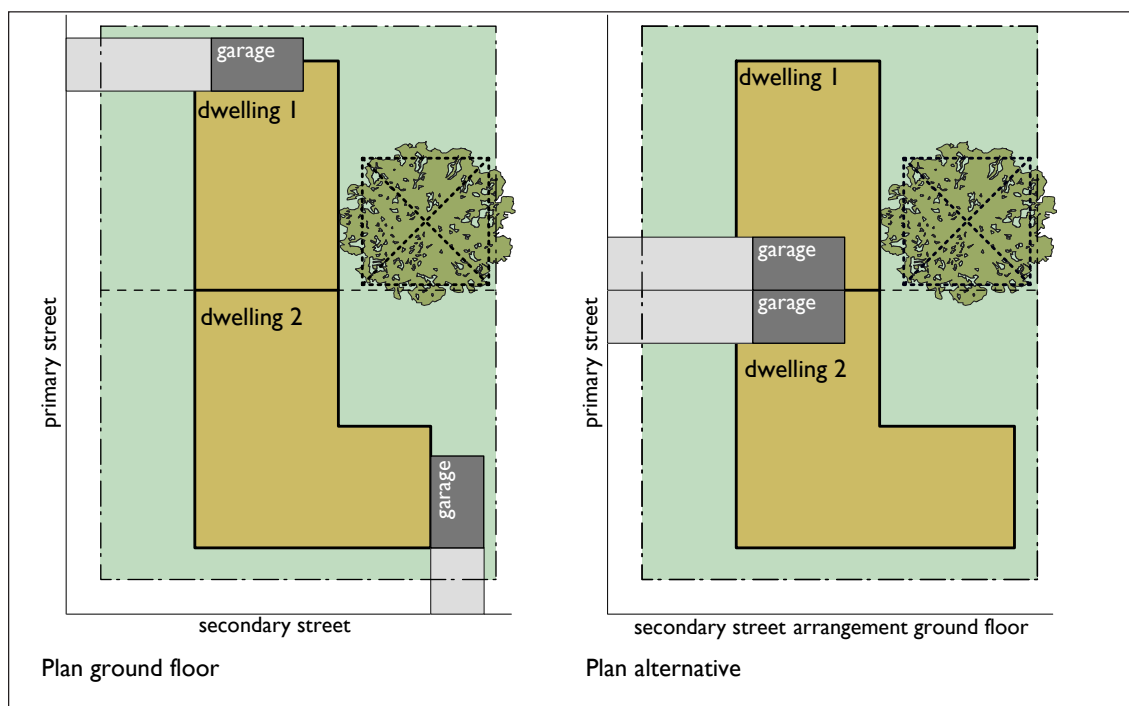


Figure 3.3.06 Alternative arrangements for a dual occupancy (attached) building on a corner allotment. The primary street frontage has the larger setback. Where dual occupancy (attached) dwellings have adjacent garages, the driveway does not need to narrow to a single driveway width.

2.4 Subdivision

Minimum lot sizes apply to subdivision of land under *Ryde Local Environmental Plan 2014* (refer to Clauses 4.1 Minimum subdivision lot size and 4.1C Minimum lot size for battle-axe lots).

Note: For controls relating to the subdivision of **dual-occupancies (attached)** see Clause 4.1A Dual occupancy (attached) subdivisions of the *Ryde Local Environmental Plan 2014*. For the purposes of Clause 4.1A, the term **dual occupancy (attached)** is considered to include **duplex buildings**.

Duplex building means a single building not more than 2 storeys high that contains 2 dwellings that are attached to one another.

Objectives

1. To retain streetscape, amenity, landscaped areas and private open space in residential zones.
2. To maintain a consistent density of development in low density residential areas.
3. To ensure that lot sizes enable sufficient areas of open space to be provided within each lot so as to enabling the retention and embellishment of green linkage corridors within residential zones.

Controls

- a. Where subdivision of land is proposed, each lot (other than a hatchet shaped lot) must have:
 - i. an area of not less than 580 m²;
 - ii. frontage to a road of not less than 10 m; and
 - iii. a width of not less than 15 m at a distance of 7.5 m from the frontage of the lot.

These requirements are illustrated in Figure 3.3.07.

- b. Each hatchet shaped lot must have:
- an area of not less than 740 m² (not including the access corridor and any part of the lot that is intended for access to other lots);
 - a frontage to a road of not less than 3 m; and
 - an access corridor not less than 3 m wide.

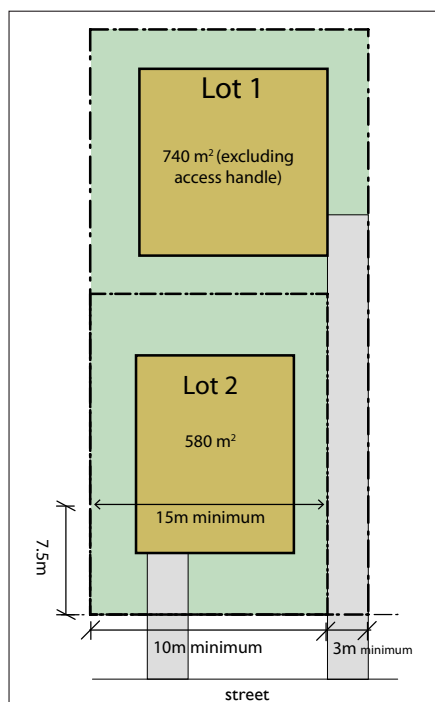


Figure 3.3.07 Minimum standards for land subdivision

2.5 Public Domain Amenity

Public domain relates to those aspects of the urban environment which are either owned publicly or accessible to and enjoyed by the public.

In residential areas this includes:

- streetscapes (which encompass elements such as roadways, verges, footpaths, nature strips, street tree plantings and laneways); and
- public views and vistas.

New developments can help to enhance amenity within the public domain by recognising and respecting the existing qualities and unique characteristics of the place. In locations where the character is either not well established or needs improvement, new development can contribute to strengthening and creating character through appropriate landscaping, setbacks, selection of materials and building design.

2.5.1 Streetscape

Streetscape controls seek to ensure that dwellings and gardens relate well to each other, and to the landscape setting along the street. The primary elements that create streetscape character are:

- the relationship of street levels to the topography of the land on either side of the street;
- the width, layout, landscaping and materials of the street including street trees and footpaths;

- buildings and front gardens;
- building setbacks, building height; and
- relationship of buildings to the topography and to other buildings in the streetscape.

Aspects of development that help to create quality streetscapes, if well considered and designed, include:

- the design of the building, especially facades visible from the street;
- front and side boundary landscaping including boundary fences and walls;
- access and driveway design; widths, materials and location; and
- the building's size and shape, front elevation and roof form as seen from the street.

Objectives

1. To ensure the existing landform and landscape setting of the street is retained and reinforced by new dwellings.
2. To ensure new development is compatible with the positive characteristics of the existing streetscape and the desired future character of the low density residential areas.
3. To encourage the design of well proportioned elevations.
4. To ensure streets provide a high level of pedestrian amenity, access and safety.
5. To ensure garages are not dominant elements in the streetscape.
6. To ensure that the orientation of dwellings, garages and carports is consistent with the existing streetscape.

Controls

- a. Site design, building setbacks and the location and height of level changes are to respect the existing topographic setting of the street and the relationship of existing buildings in the street to the topography.
- b. The design of front gardens is to complement and enhance streetscape character by:
 - i. providing soft landscaping; lawn, trees and shrubs, between the street boundary and the dwelling;
 - ii. reflecting the character and height of fences and walls along the street, or the absence of front fences;
 - iii. reflecting the character and layout of established front gardens of other allotments in the street, particularly the older or original front garden landscapes;
 - iv. retaining, protecting or replacing existing vegetation and mature trees; and
 - v. ensuring no damage occurs to trees on neighbouring properties or on the street.
- c. Dwelling design is to enhance the safety and amenity of the streetscape by:
 - i. having front doors and windows facing the street, or if the front entry door is located at the side of the dwelling, its location is to be clearly apparent from the street; and
 - ii. having roof form and detailing that complements the proportions, massing and elevation composition of other buildings in the street.
- d. Carports and garages visible from the public street are to:
 - i. be compatible with the building design; and
 - ii. be set back behind the dwelling's front elevation.
- e. Driveways and hardstand areas are to be minimised so as to maximise deep soil areas and the opportunity for soft landscaping in the front garden, and to reduce the visual impact of driveways and hard surfaces from the street.

- f. Dwellings, garages and carports are to be orientated to match the prevailing orientation of such buildings in the streetscape.
- g. Facades visible from the public domain are to be well designed by:
 - i. having important elements such as front doors and building entry areas prominent in the building facade and clearly identifiable from the street;
 - ii. co-ordinating and integrating building services, such as drainage pipes, with overall facade design;
 - iii. integrating the design of architectural features, including stairs and ramps, and garage/carport entries with the overall facade design, and by locating car parking structures on secondary streets where possible;
 - iv. ensuring corner buildings have attractive facades which address both street frontages, and include the careful placement and sizing of windows;
 - v. ensuring entrance porticos are single storey;
 - vi. the head height of doors and windows being preferably at a consistent level; and
 - vii. ensuring street facades are articulated to provide visual interest.

2.5.2 Public Views and Vistas

Public views and vistas are enjoyed from public places such as foreshores, parks and along streets. Views are generally contained by buildings in the streetscape, such as view corridors down a residential street or across properties.

Where there is a view to the Parramatta or Lane Cove Rivers from the street down the sides of a lot, this view is to be retained through the use of appropriate side setbacks, open front fences and the careful placement of garages, outbuildings and landscape elements such as plantings.

Objectives

1. To ensure public view corridors between buildings are retained and created where the view is from a public place to the water.

Controls

- a. Where there is an existing or potential view to the water from the street, a view corridor is to be provided along at least one of the side boundaries. Fences in the view corridor, including the front boundary fence, are to be 70% open at least where the fences are higher than 900 mm. View corridors in battleaxe allotments are to have the view corridor co-ordinated with that of the front allotment or a view corridor along the driveway access handle. Landscape elements such as ancillary structures, plantings, are not to restrict views.
- b. Garages, carports and outbuildings are not to be located within the view corridor if they will obstruct views.

Note: Figure 3.3.08 illustrates the above controls.

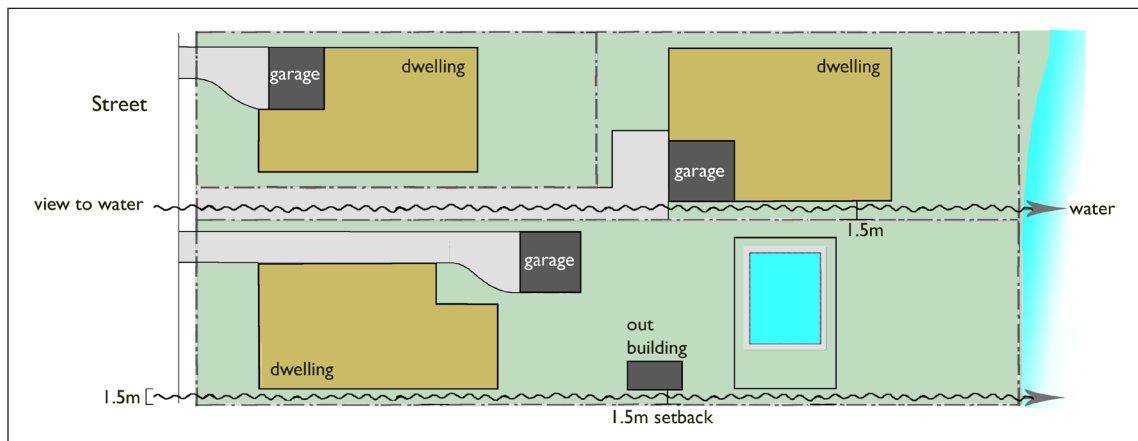


Figure 3.3.08 Views from public places to the water are to be provided between buildings along side boundaries. Fencing, landscaping elements, garages and outbuildings are not to obstruct the view.

2.5.3 Pedestrian and Vehicle Safety

Vehicles entering the street from private driveways need adequate visibility of the adjacent footpath in order to ensure pedestrian safety.

Objectives

1. To provide for pedestrian safety through adequate sight lines.

Controls

- a. Car parking structures are to be located to accommodate sightlines to the footpath and road.
- b. Fences which have the potential to block sight lines from the driveway to the footpath and road are to be splayed as shown in Figure 3.3.09.
- c. Refer to the relevant Australian Standards when designing driveways.

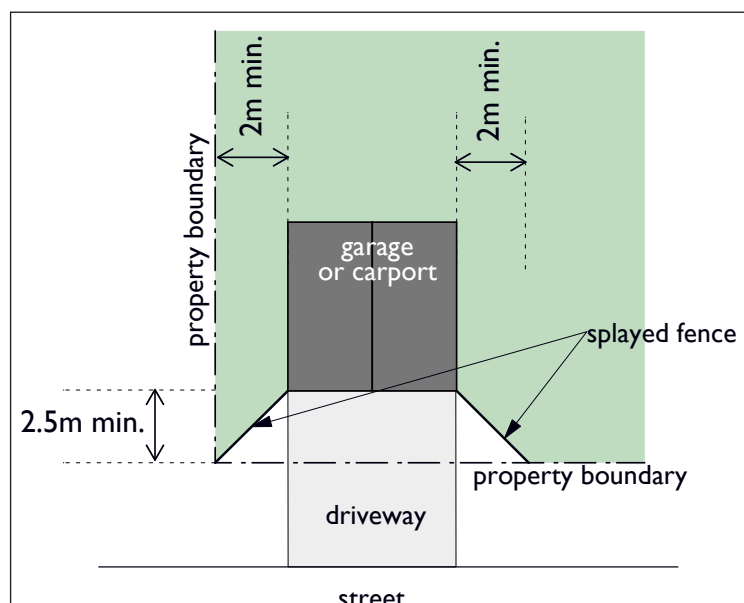


Figure 3.3.09

Illustrative plan showing the location of car parking structures and how fences are to be splayed to provide adequate sight lines in situations where fences would otherwise obstruct views.

2.6 Site Configuration

Site configuration is concerned with the location and layout of both structures and open spaces on a site. Good design relates to the siting and design of buildings and open spaces, and to the existing characteristics of the site particularly in terms of existing mature vegetation and topography. This is to ensure that mature trees are retained, that structures work with the existing site levels and that excessive excavation is avoided.

2.6.1 Deep Soil Areas

Deep soil areas are areas of natural ground which have a relatively natural soil profile. They are areas free of structures (including underground structures) and hard surfaces. They are suitable for the growth of vegetation, particularly mature trees, and importantly, they allow water to be absorbed by the soil.

The deep soil areas include 2 special areas, the front garden, and an area with the minimum dimensions of 8 m x 8 m in the back yard which is sufficiently large to support at least one mature tree.

Deep soil areas have significant environmental benefits including:

- the promotion of the healthy growth of large trees;
- the protection of existing mature trees and vegetation;
- the retention of the natural hydrology of the site;
- the improvement of the amenity of developments by providing areas for landscaping which can enhance microclimatic conditions; and
- contributing to the retention and extension of vegetation corridors in the locality to enhance flora and fauna corridors.

Neighbourhood Plan



Block Plan

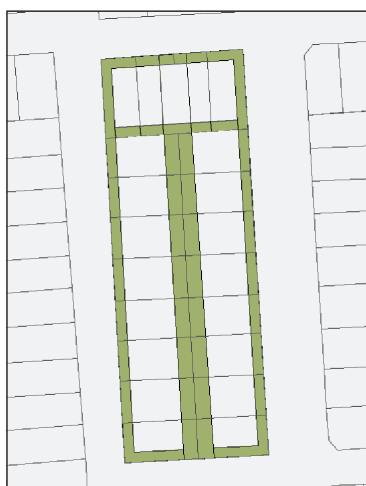


Figure 3.3.10 At a suburban scale, deep soil areas provide connected flora and fauna corridors. At the block scale, adjoining green space is consolidated to the rear and front of allotments.

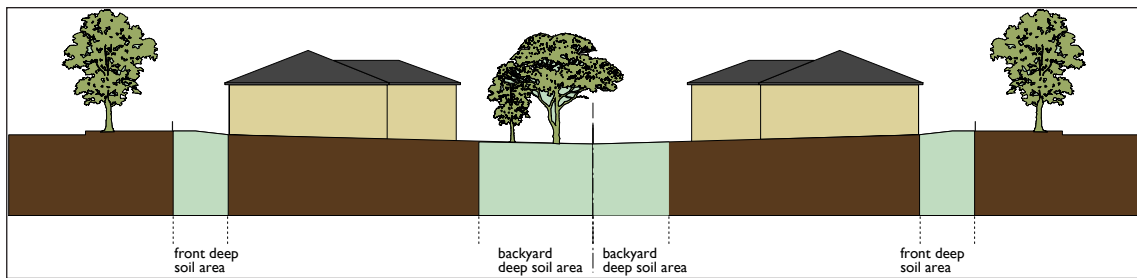


Figure 3.3.11 Deep soil areas are free of structures. They fit neatly around the building without obstruction of either above or below ground built elements such as outbuildings, driveways, impervious surfaces, basement garages, detention tanks or paved terraces.



Figure 3.3.12 Existing mature trees are generally located to the rear of allotments. The backyard deep soil area makes it possible to retain mature trees and to reflect the existing pattern of planting within the area.

Objectives

1. To ensure that land retains its ability to absorb rain water so as to reduce stormwater runoff and to increase the moisture level of the soil for the use of trees and other vegetation.
2. To ensure that each building allotment has a minimum deep soil area.
3. To retain and enhance vegetation corridors.
4. To provide space for mature tree growth and other vegetation.
5. To generally retain existing mature trees and vegetation.
6. To enable movement of fauna along vegetation corridors.

Controls

- a. Sites are to have a deep soil area that is at least 35% of the area of the allotment.
- b. The deep soil area must include:
 - i. an area with minimum dimensions of 8 m x 8 m in the back yard; and
 - ii. a front garden area which is to be completely permeable with the exception of the driveway, pedestrian path and garden walls.
- c. Allotments with dual occupancies need only have one 8 m x 8 m deep soil area for the allotment. The area does not need to be shared equally with each allotment.
- d. Deep soil areas are to have soft landscaping.
- e. Deep soil areas are to be 100% permeable to water and cannot be covered by structures, paving or the like, or have below surface structures such as stormwater detention elements.

2.6.2 Topography and Excavation

The City of Ryde has a distinctive topography which provides the underlying framework for the character of its suburbs. The retention of this natural topography means that buildings can retain a consistent relationship to the topography within a streetscape. This relationship provides an important visual link between buildings. Deep excavations could not only disrupt the visual consistency of the streetscape but could disrupt the pattern of subsoil water flow and soil stability which may adversely affect neighbouring properties and the natural environment. The area of the site with natural ground levels should be maximised. The areas of excavation and fill are generally to be for the purpose of creating useable and practical outdoor recreation spaces where the existing ground level is not suitable and should not result in an unreasonable loss of the privacy or security of neighbours.

The overland flow of stormwater should not be affected by excavation and fill. In the case where an allotment experiences overland flow, Council's development engineers are to be consulted prior to the preparation of plans.

Objectives

1. To retain natural ground levels and existing landform.
2. To create consistency along streetscapes.
3. To minimise the extent of excavation and fill.
4. To ensure that excavation and fill does not result in an unreasonable loss of privacy or security for neighbours.

Controls

- a. Building form and siting are to relate to the original topography of the land and of the streetscape.
- b. The area under the dwelling footprint may be excavated or filled so long as:
 - i. the topography of the site requires cut and/or fill in order to reasonably accommodate a dwelling;
 - ii. the depth of excavation is limited to 1.2 m maximum; and
 - iii. the maximum height of fill is 900 mm.

- c. Areas outside the dwelling footprint may be excavated and/or filled so long as:
 - i. the maximum height of retaining walls is no greater than 900 mm;
 - ii. the depth of excavation is not more than 900 mm;
 - iii. the height of fill is not more than 500 mm;
 - iv. the excavated and filled areas do not have an adverse impact on the streetscape;
 - v. the filled areas do not have an adverse impact on the privacy of neighbours;
 - vi. the area between the adjacent side wall of the house and the side boundary is not filled; and
 - vii. the filled areas are not adjacent to side or rear boundaries.
- d. Fill is not allowed in areas of overland flow. Refer to Part 8.2 Stormwater Management under this DCP.
- e. Generally the existing topography is to be retained. The areas of excavation and fill are to be minimised.

Design Guidelines

- On longitudinally sloping sites buildings will generally need to step down the site in order to remain under the height and storey limit and to avoid excessive cut and fill.
- There are a number of design solutions which can be used for sloping sites including:
 - a series of small terraces or stepped retaining walls;
 - incorporating a retaining wall into the building elevation; and
 - incorporating a retaining wall into the boundary fence along the street front.

2.7 Floor Space Ratio (FSR)

Floor space ratio (FSR) controls help determine the bulk and scale of new development. FSR is not to be the sole determinant of future built form; it needs to be linked with all other building envelope controls as well as streetscape and desired future character controls to achieve the desired building form.

The FSR is an absolute maximum. This maximum may not be wholly achievable on all sites due to other design considerations, including streetscape, building bulk and scale and neighbours' amenity. The maximum FSR will generally only be achieved in a 2 storey dwelling.

Objectives

1. To ensure bulk and scale are compatible with the desired future character of the low density residential areas and of dwelling houses.
2. To define the allowable development density for sites.

Controls

- a. The floor space ratio must not be greater than 0.5:1 as per *Ryde Local Environmental Plan 2014* Floor Space Ratio Map.
- b. A floor area of 36 m² may be excluded from the gross floor area when this area accommodates 2 car parking spaces. An area of 18 m² may be excluded when the area accommodates 1 car parking space.

Calculation Rules

- FSR is the ratio of the area of the site to the gross floor area.
- FSR is defined in Clause 4.5 Calculation of floor space ratio and site area of *Ryde Local Environmental Plan 2014*.
- Outbuildings are to be included in the gross floor area (refer definition under *Ryde LEP 2014*).

2.8 Height

2.8.1 Building Height

Height is an important control to ensure that future development responds to the desired 2 storey maximum scale, and to character of the street and to the local area, and to ensure that good daylight access is provided to existing and proposed dwellings. The allowable heights ensure new development is consistent with existing buildings in the street and locality. Height controls on individual sites may be further refined by consideration of the streetscape, solar access, roof design, residential amenity, setting and topography of the particular allotment.

Objectives

- To ensure that the height of development is consistent with the desired future character of the low density residential areas and is compatible with the streetscape.
- To ensure that the height of dwellings does not exceed 2 storeys.

Controls

- Building heights are to be in accordance with the Building Height Table below.

Building Height Table

	DWELLING HOUSE AND DUAL OCCUPANCY (ATTACHED) BUILDING	OUTBUILDINGS, INCLUDING GARAGES AND CARPORTS
Maximum building height	9.5 m	4.5 m
Maximum wall plate height	7.5 m or 8 m for a roof which has a continuous parapet	2.8 m
Maximum number of storeys	2, but a maximum of 1 floor level of the building including car parking level can be located above a garage which is attached to a dwelling, whether a semi-basement garage or a garage at grade.	1

Calculation Rules

Building height is defined under *Ryde LEP 2014*. It is the vertical distance between existing ground level and the top most part of the building. The measurement of building height includes all roofs, but excludes communications devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues or the like. The height as specified is the maximum allowable.

Wall plate height is the vertical distance between the finished ground level at any point and the point where the adjacent wall joins the roof, or to the underside of the eaves, or to the top of a

parapet. The exception is where the existing ground level has been lowered through excavation. In this case, walls visible from the public domain are to have their wall plate height measured from the finished ground level. A storey is defined in *Ryde Local Environmental Plan 2014*.

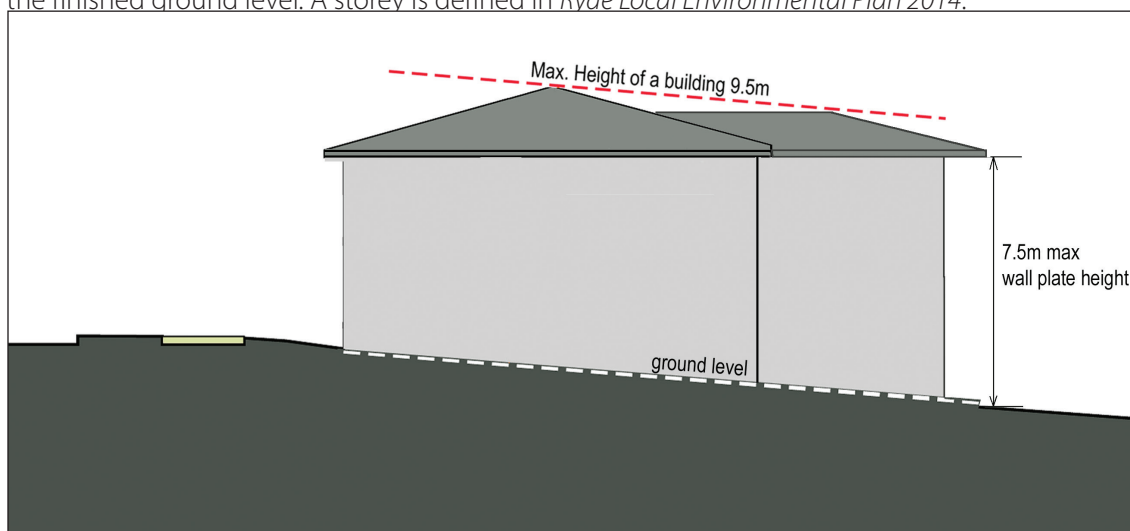


Figure 3.3.13 The building height is measured from the existing ground level to the topmost part of the building. The wall plate height is measured to the underside of the eaves. In this diagram the existing ground level and the finished ground level are the same.

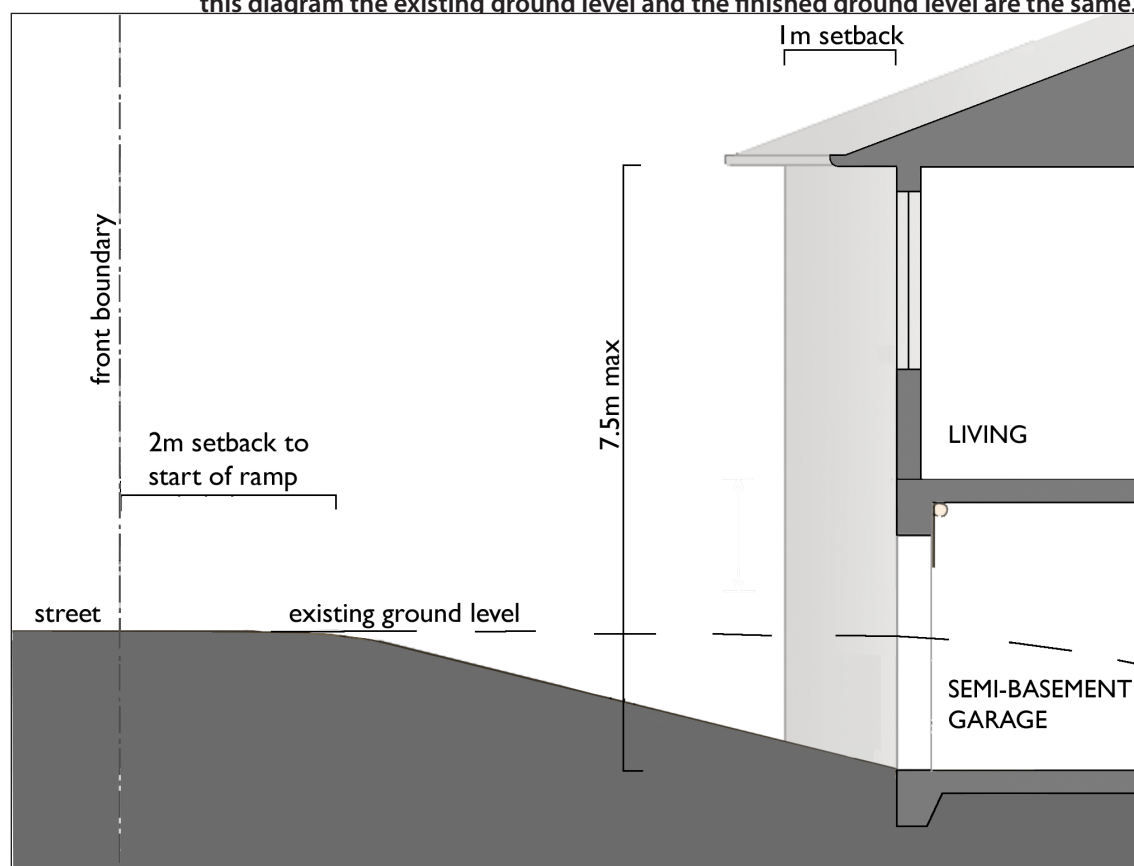


Figure 3.3.14 Only a single storey may be built above a garage. Basement car parking is included as a storey if it extends more than 1.2 m above ground level.

2.8.2 Ceiling Height

Minimum ceiling heights provide for residential amenity.

Objectives

1. To provide amenity for dwellings.

Controls

- a. The minimum ceiling height for habitable rooms is to be 2.4 m.

Calculation Rules

Ceiling heights are measured from finished floor level to the finished ceiling level.

2.9 Setbacks

A setback is the distance between the outside face of a building wall and the adjacent allotment boundary. Setbacks are important as they determine the building's location in relation to the allotment boundaries, the street, and the neighbouring buildings. Setbacks allow space for landscaping, light and air, access to rear gardens, and provide for privacy between dwellings.

The setbacks aim to maximise the area of the backyard, while providing for a front garden which can have trees and other plantings. The front setback has also been sized to accommodate the off-street parking of a car in the driveway.

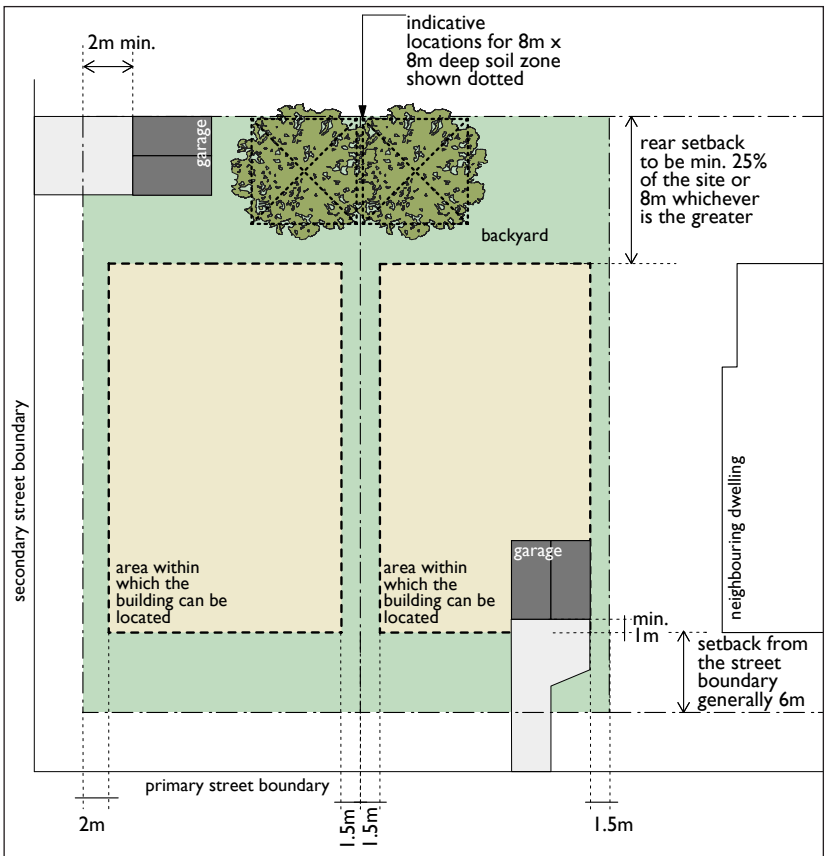


Figure 3.3.15

Diagram showing general setback requirements.

The buildable area is partly determined by the building setbacks. The side setbacks shown are those for a two storey building. The setback for garages and carports also needs to have regard to pedestrian and vehicle safety. Refer to Section 2.5.3.

2.9.1 Front Setbacks

Building orientation describes the direction the building faces relative to the front and side boundaries. Dwellings, garages and carports should be orientated to match the prevailing orientation of buildings in the street. The setback from the front boundary establishes the location of the building's front façade. Front setbacks help unify streetscapes by providing a consistent streetfront alignment for buildings, and by creating a transition between the public space of the street and the private space of the dwelling. Front setbacks can also be used to enhance the setting for the building as they provide deep soil areas for a front garden. The general 6 m front setback provides sufficient space at the front to park a car in the driveway.

Objectives

1. To create a transition between public and private space.
2. To provide consistent building setbacks along streets.
3. To provide for a front garden.
4. To ensure garages and carports are not prominent elements in the streetscape.

Controls

- a. Dwellings are generally to be set back 6 m from the street front boundary.
- b. On corner sites, the setback along the secondary street (the street to which the house has its secondary frontage) is to be a minimum of 2 m.
- c. Garages and carports, including semi-basement garages and attached garages, are to be set back a minimum of 1 m from the dwelling's front façade.
- d. The front setback is to be free of structures, and ancillary elements such as rainwater tanks and air conditioning units. The exception is car parking structures which comply with section 2.11.
- e. Attached garages, including semi-basement garages, on secondary street frontages do not need to be set back 1 m from the adjacent façade but are not to protrude forward of the adjacent facade. The exception is garages located on battleaxe (hatchet shaped) allotments. These garages do not need to be setback.
- f. The outside face of a wall built above a garage which faces the street is to align with the outside face of the garage wall below.

Calculation Rules

- Setbacks are measured from the allotment boundary to the outside wall, or the outside face of any deck balcony or the like, or to the supporting posts of a carport or verandah.



Figure 3.3.16 Front setbacks are to be compatible with the existing streetscape.

2.9.2 Side Setbacks

Side setbacks provide separation between dwellings for fire safety, privacy, light and air. They also provide access to the back garden for pedestrians or for a side driveway to a rear garage. Minimising side boundary setbacks allows the building to have a wider street and rear building frontage. However, consideration should be given to increasing side setbacks where the side boundary is to the north of the dwelling, so that greater sunlight access can be provided to north facing living rooms.

Objectives

1. To enable building siting to be compatible with the streetscape.
2. To provide car access.
3. To provide access to the rear of the allotment.

Controls

- a. The outside walls of a one storey dwelling are to be set back from the side boundaries not less than 900 mm.
- b. The outside walls of a two storey dwelling are to be set back from side boundaries not less than 1.5 m.
- c. The outside walls of a second storey addition to a single storey dwelling are to be set back not less than 1.5 m from the side boundaries.
- d. Allotments which are wider than they are long, are to have one side setback a minimum of 20% of the width of the allotment or 8 m, whichever is the greater.

Calculation Rules

- Side setbacks are measured from the allotment's side boundary to the outside edge of the building elevation. Setbacks are measured at 90 degrees to the allotment boundary and are measured to the outer most edge of the building elevation including balconies, terraces and porches.
- On allotments which are wider than they are long, and are of an irregular shape, the large side setback can be measured at the centre line of the allotment. In these cases, the side setback must be able to accommodate a deep soil area with the minimum dimensions of 8 m x 8 m.

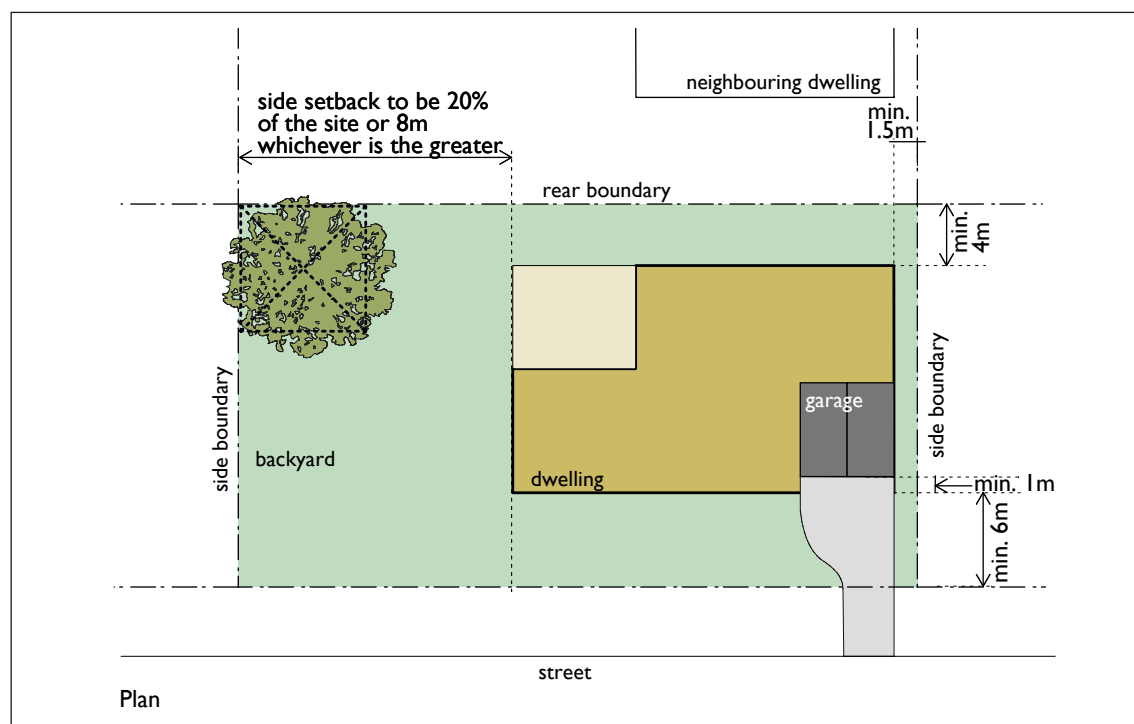


Figure 3.3.17 On allotments which are wider than they are long so that the minimum rear setback cannot be achieved, a large side setback is to be provided on one side of the allotment.

2.9.3 Rear Setbacks

Rear setbacks provide open space to the rear of the allotment for mature tree growth and water percolation areas, as well as private areas for recreation and relaxation. Rear setbacks allow separation distances between neighbouring dwellings so as to provide for the visual and acoustic privacy of dwellings.

Objectives

1. To provide an area for private outdoor recreation and relaxation.
2. To allow space for vegetation, mature trees and deep soil zones.
3. To separate dwellings to achieve privacy.
4. To enable contiguous vegetation corridors across blocks.

Controls

- The rear of the dwelling is to be set back from the rear boundary a minimum distance of 25% of the length of the site or 8 m, whichever is the greater.
- Allotments which are wider than they are long, and so cannot achieve the minimum rear setback requirement, are to have a minimum rear setback of 4 m.
- Dwellings on battle-axe (hatchet shaped) allotments are to be setback from the rear boundary of the front allotment, a minimum of 8 m. A single storey garage or outbuilding may be located within this setback.

Calculation Rules

- Rear setbacks are measured from the rear boundary to the outside edge of the rear wall including any articulation to the building, such as balconies, terraces and decks.
- Setbacks are measured at 90 degrees to the allotment boundary.
- The rear setback must be able to accommodate a deep soil area with the minimum dimensions of 8 m x 8 m.

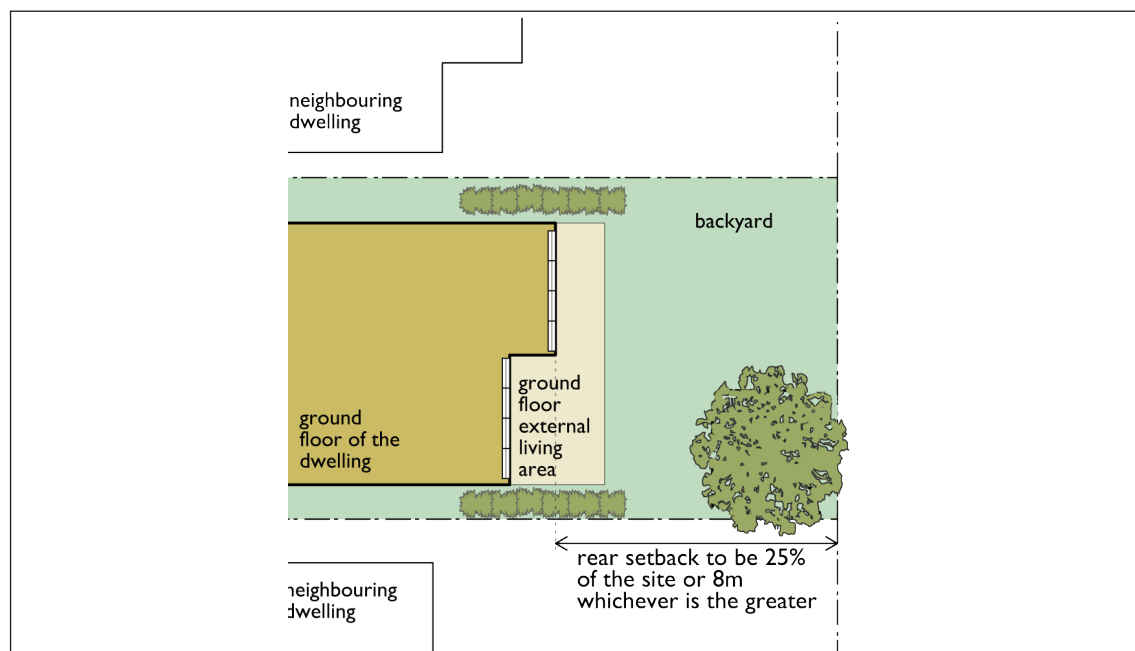


Figure 3.3.18 Rear setbacks are measured to the building's rear wall. deep soil areas, including an area with minimum dimensions of 8 m x 8 m are included in the rear setback. Unroofed ground level paved areas may extend into the rear setback area.

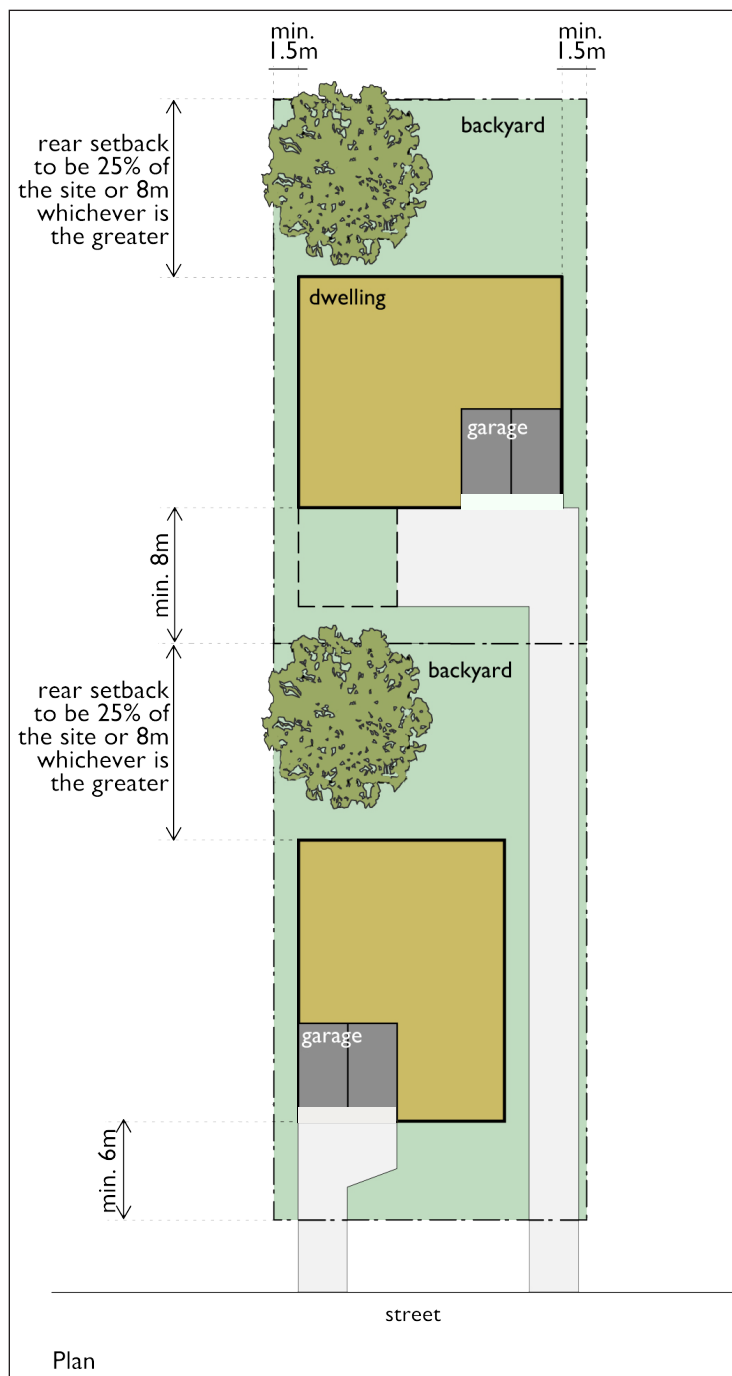


Figure 3.3.19 Setbacks on battle-axe (hatchet shaped) allotments. The 'front' setback of a battleaxe allotment is to include a hardpaved area for car turning.

Note: Side setbacks are those for two storey dwellings.

2.10 Outbuildings

Outbuildings are buildings that are ancillary to, and detached from, the dwelling. They should be small scale buildings which are visually compatible both with the design of the dwelling they are associated with, and with neighbouring buildings. Examples of outbuildings include boatsheds, large cubby houses, workshops, storage sheds and covered pergolas.

Objectives

1. To provide for uses which are complementary and supplementary to the dwelling.
2. To complement the design and materials of the dwelling with which they are associated.
3. To have limited visibility from the street and other public spaces.
4. To ensure that the amenity of the dwelling or neighbouring dwellings is not adversely affected by outbuildings.
5. To ensure that outbuildings are of a small scale.

Controls

- a. The use of outbuildings is to be ancillary to the residential use of the dwelling.
- b. The total area for all outbuildings is not to exceed 20 m².
- c. Outbuildings cannot be erected between the street alignment and the front building alignment of the dwelling.
- d. The design and materials of outbuildings are to complement the existing dwelling.
- e. An outbuilding may contain a toilet, shower and hand basin but cannot contain a bar, sink or any other kitchen facilities.
- f. An outbuilding may be located on the side or rear boundary so long as the external wall is maintenance free and there is no eaves overhang.
- g. If an outbuilding is built closer than 900 mm from the side boundary a concrete dish drain is to be constructed between the external wall and the adjacent boundary.
- h. The windows of outbuildings are to be at least 900 mm away from a boundary.
- i. Outbuildings are not to adversely affect the privacy and/or amenity of neighbours.
- j. Outbuildings are not to be located in view corridors to the water.
- k. An outbuilding is not to be used as a dwelling.

2.11 Car Parking and Access

The design of car parking is to be integrated with the overall site design in order to minimise the visual impacts of car parking structures. Wide expanses of garages and carports do not contribute in a positive way to the streetscape. Garages and carports are not to be prominent features either on the individual lot or within the streetscape. Likewise, driveway widths need to be minimised so that they do not dominate the front garden area. Garages should not be located below a 2 storey section of a building as the building would appear to be 3 storeys high.

Objectives

1. To provide for off-street parking.
2. To ensure car parking structures and garage doors are not prominent features with regard to either the individual lot or the streetscape.
3. To ensure that car parking structures are consistent with the design of the dwelling.

2.11.1 Car Parking

Controls

- a. Provision must be made for off street parking in accordance with Part 9.3 Parking Controls in this DCP.

Note: Part 9.3 requires as follows:

- dwelling house = up to 2 spaces/dwelling
- dual occupancy (attached) = 1 space/dwelling

- b. Parking spaces can be either in an enclosed structure (a surface or semi-basement garage) or a roofed open structure (a carport).
- c. Garages are to be located at least 1 m behind the front building elevation.
- d. A garage or carport may be located in front of an existing dwelling if:
 - i. there is no other suitable position on the allotment;
 - ii. there is no vehicular access to the rear or side of the allotment; and
 - iii. it is preferred that a garage or carport in front of a dwelling be a single car width.
- e. Garage doors are to be solid. Open doors such as expanded mesh doors are not acceptable.
- f. Garage and carport entries are preferably to be located off laneways and secondary street frontages where this is possible.
- g. The width of driveways should be minimised. Driveways should be a single car width except where they need to widen to provide access to a double garage.
- h. Driveways cannot be roofed.
- i. Garages and carports facing the public street are to have a maximum width of 6 m or 50% of the frontage, whichever is less.
- j. The total width of garage doors visible from a public place, such as the street, is not to exceed 5.7 m.
- k. Driveways for battle-axe allotments must be designed so that vehicles can enter and leave the site in a forward direction.
- l. Garage doors are not to be recessed more than 300 mm behind the outside face of the building element immediately above.
- m. Garage windows are to be at least 900 mm away from the boundary.
- n. Free standing garages are to have a maximum gross floor area of 36 m².
- o. The design and materials of garages and carports are to complement the dwelling.
- p. Garages, whether free standing or incorporated into the house, are to be set back at least 1 m from the building's front façade.
- q. Carports must not be enclosed.

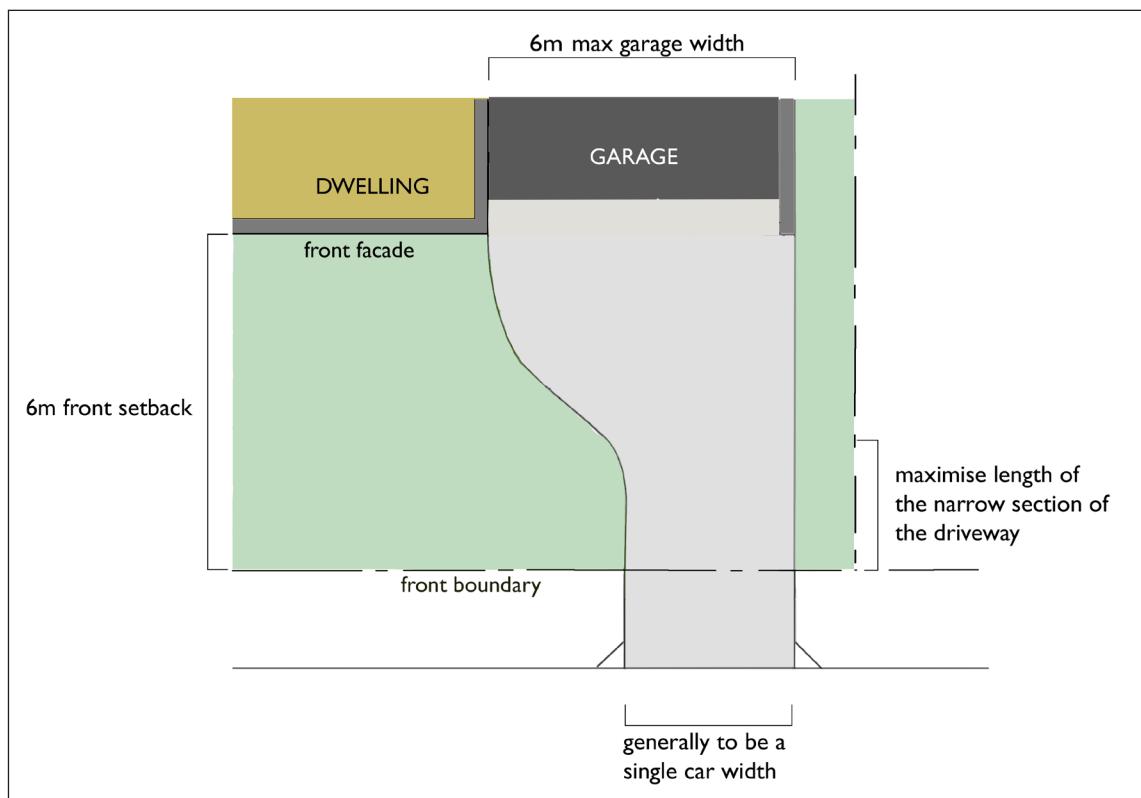


Figure 3.3.20 Driveway. The width of the driveway is to be minimised. The garage door is to be setback no more than 300 mm from the front of the structure above

2.11.2 Semi-basement Car Parking

Semi-basement car parking is a car parking structure set partly below ground level. Semi-basement car parking is generally discouraged but may be appropriate in some instances where the topography is suitable. It is important that semi-basement parking is only used where it will be compatible with the streetscape. Semi-basement parking needs to be carefully designed to ensure the building is not raised unnecessarily high above ground level and the retaining walls and access ramps do not dominate the individual lot or the street. The location and size of ramps requires special consideration to ensure the streetscape is not adversely impacted. Landscaping and the selection of materials can help to soften the impact of ramps and basement walls. Semi-basement car parking is to be located underneath the building footprint. Semi-basement car parking is not suitable for flat sites. Basement parking structures set completely below existing ground level are not acceptable.

Controls

- Ramps must start at least 2 m back from the street boundary. Ramps cannot be located on public land.
- The walls of semi-basement car parks are not to extend beyond the walls of the dwelling above.
- Semi-basement car parking can only be used where it is appropriate with regard to the topography of the site.

2.12 Swimming Pools and Spas

Swimming pools and spas enhance the amenity and liveability of dwellings. However, care must be taken to ensure a high level of safety for children and to ensure they do not detract from the amenity of neighbours.

It is important that swimming pools and pool fencing are not only built in accordance with the City of Ryde's planning controls, but also with the relevant NSW Government Acts and Regulations and with relevant Australian Standards. Swimming pool fences must comply with the relevant requirements for pool fences set out in the Swimming Pool Act 1992 (as updated) and with Australian Standards (such as Australian Standard 1926 (as updated)). Compliance with the Australian Standard will generally mean that a 1200 mm high fence with self-closing, self-latching gates will need to be provided.

The protection of the privacy and amenity of adjoining residents is another important consideration. Some ways to achieve this are to ensure the width of coping is minimal where the edge of the pool is adjacent to neighbouring properties and by locating entertainment areas such as decks away from boundaries. The location and enclosure of the pool filter is also an issue as noise from the filter can disturb neighbours. Filters are preferably to be located away from boundaries.

It is important that pools are located so that they will not damage mature trees, either on the subject site or those within neighbouring properties.

Objectives

1. To provide a place for recreation and enjoyment.
2. To provide a high level of child safety.
3. To minimise the impact of swimming pools and spas on neighbours.
4. To require swimming pools to comply with all relevant legislation and Australian Standards.

Controls

- a. Swimming pools, pool fencing, gates and spas including indoor swimming pools and access to these pools, must comply with all relevant Acts, Regulations and Australian Standards.
- b. Swimming pools must at all times be surrounded by a child-resistant barrier designed and located to separate the pool from any residential building and/or outbuildings (such as garages and sheds), situated on the site, with the exception of pool houses, and from any adjoining land. A child resistant barrier is one described in the Australian Standard for swimming pool fences.
- c. The wall of a residential building may form part of the child resistant barrier so long as the wall contains no openable door, window or other opening through which access may at any time be gained to the swimming pool.
- d. A spa pool is not required to be surrounded by a child resistant barrier provided that the spa pool is covered or secured by a child-safe structure (e.g. door, lid or mesh) that is fastened to the spa pool by a child-resistant device at all times when the spa pool is not in actual use.
- e. Pools are not to be located within the front garden setback.
- f. The finished coping level of the pool must not be higher than 500 mm above the adjacent existing ground level. This maximum height can only be achieved where it will not result in an unreasonably adverse impact on the privacy of neighbours.

- g. Pools are to be setback a minimum of 900 mm from the boundary, measured from the outside edge of the coping, deck or pool surrounds including paving, to allow sufficient space for screen planting. Further setbacks may be required to preserve existing screening vegetation.
- h. Screen planting is to be provided within a landscape bed, which is to have a minimum width of 900 mm and is to extend for the length of the pool. Planting is to take the form of dense hedging with a minimum height of 2 m and minimum spacing of plants of 1 metre.
- i. Pools are to be located at least 3 m minimum from the trunk of a tree over 5 m in height that is to be retained on the site or is located on a neighbouring property.
- j. The pool pump/filter is to be located as far away as practicable from neighbouring dwellings and is to be enclosed in an acoustic enclosure that will ensure the noise emitted from the enclosure is not greater than 5dB(A) above the background noise level, measured at the boundary.

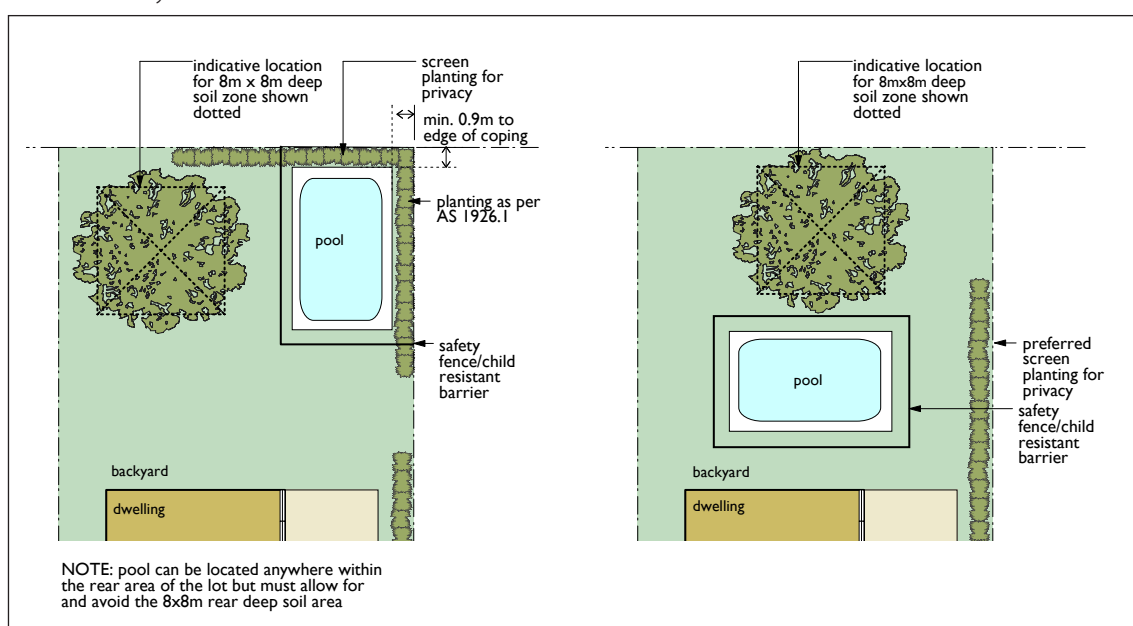


Figure 3.3.21 Site plans showing different pool fencing arrangements. Where a pool fence includes part of a boundary fence, that part of the boundary fence is also required to be a child resistant barrier. Where a pool fence is placed near a boundary fence, the distance between the two fences is to be in accordance with the Australian Standard for pool fencing.

2.13 Landscaping

Landscaping encompasses the planning, design, construction and maintenance of private open space, gardens, driveways, parking areas, and utility areas. This includes both soft and hard landscape areas and all deep soil areas. Landscaping should retain significant natural features, particularly mature trees and other vegetation. The planting of endemic species is encouraged on allotments adjacent to bushland.

The landscape design should ensure that vegetation, outdoor spaces and structures are considered together to achieve unity of design, greater amenity for occupants, and the best use of outdoor space. The design of landscape areas needs to be carefully considered and should be designed at the same time as the building.

Landscape design should consider usability, privacy and opportunities for social and recreation activities. Neighbours' amenity should also be respected. Landscaping also has an important role to play in improving environmental conditions such as storm water and rainwater absorption, habitat for native animals and plants, reducing bushfire risk, and helping to regulate the amenity of a development through such things as pergolas and tree plantings.

Objectives

1. To enhance the appearance and amenity of development.
2. To enhance the character of the locality and the streetscape.
3. To retain existing important landscape features.
4. To provide privacy between adjoining dwellings and their private open space.
5. To assist in the percolation of rainwater and reduction in stormwater runoff.
6. To improve microclimatic conditions on sites and the solar performance of dwellings.
7. To contribute to improving urban air quality.
8. To provide fauna and flora habitat.
9. To assist in the protection of urban bushland.

Controls

- a. Major existing trees are to be retained in a viable condition whenever practicable, through the appropriate siting of buildings, accessways and parking areas and through appropriate landscape treatment. Refer to Part 9.6 Tree Preservation in this DCP.
- b. On allotments adjoining bushland, protect and retain indigenous native vegetation and use native indigenous plant species for a distance of 10 m from any lot boundaries adjoining bushland.
- c. Provide useful outdoor spaces for liveability by coordinating the design of private open space, external living areas, driveways, parking areas, swimming pools, utility areas, deep soil areas and other landscaped areas with the design of the dwelling.
- d. Where the ground floor level of a dwelling is above the finished external ground level reached through a door or doorways, there is to be a physical connection made between these levels. Examples of a physical connection include stairs, terraces, and the like.
- e. Provide a landscaped front garden. Hard paved areas are to be minimised, and at a maximum, are to be no more than 40% of the front garden areas.
- f. A pathway is to be provided along one side of the dwelling so as to provide pedestrian access from the front garden to the rear yard. This access is not to be blocked by such things as landscaping features, rainwater tanks, hot water heaters and retaining walls. The pathway does not need to be provided on allotments which have rear lane access or are a corner allotment.
- g. Landscape elements in front gardens, particularly trees and other plants, are to be compatible with the scale of development.
- h. The front garden is to have at least 1 tree capable of a minimum mature height of 10 m with a spreading canopy.
- i. Where the backyard does not have a mature tree at least 15 m high, plant a minimum of one large canopy tree in the back yard. The tree is to be capable of a mature height of at least 15 m and is to have a spreading canopy. The tree is to be located in the 8 m x 8 m deep soil area.
- j. Locate and design landscaping to increase privacy between neighbouring dwellings.

- k. Hedge planting on boundaries is to consist of plant species which have a mature height no greater than 2.7 m.
- l. Retaining walls and other landscape elements are not to obstruct the stormwater overland flow path.
- m. On site stormwater detention is generally not to be located in the front setback unless it is a underground tank located beneath the driveway.
- n. Landscaping is to include ground level private open space for each dwelling.
- o. Landscaping is to be designed to improve the energy efficiency of buildings and the microclimate of external living areas.

Calculation Rules

Private open space:

- is a private outdoor recreational and relaxation space for a dwelling; and
- is located adjacent to internal living rooms and may take the form of a paved area, deck, terrace, courtyard, lawn area and the like.

2.14 Dwelling Amenity

Dwelling amenity is the way in which the building is suitable for residential use. It includes the ability of spaces to adequately provide for their intended function and to respond to climatic conditions. The key aspects of building amenity include:

- daylight and sunlight access;
- visual privacy;
- acoustic privacy;
- cross ventilation; and
- view sharing.

2.14.1 Daylight and Sunlight Access

Sunlight

Sunlight is direct light from the sun.

The use of passive solar design in dwellings is encouraged. Sydney has a temperate sub-tropical climate and well designed houses in Sydney should only require a limited amount of heating and cooling. The heat load resulting from direct solar penetration into buildings during the hotter months can be a major problem, and so it is important that dwellings are designed to optimise the benefits of sunlight, whilst minimising its negative effects. Key aspects to be considered in the design of dwellings are: orientation, material selection, type and placement of windows, ceiling heights, and sun shading devices. Considered design will result in a comfortable living environment and will assist in reducing energy consumption.

The orientation of the allotment, the immediate subdivision pattern and the local topography, have a significant impact on the ability to provide solar access. Sites on the southern side of a hill, for example, may not receive the same level of sunlight access as other sites. On allotments where the side boundary has a northerly aspect, consideration should be given to increasing the side setback to improve sunlight access and to prevent overshadowing by future development on neighbouring allotments.

It is also important when designing new buildings to consider the impact of the new development on the solar access of the neighbour.

Ideally, solar access should be maximised in winter and minimised in summer. A northerly aspect is most desirable as it provides the most solar access in winter and is relatively easy to shade in summer. A westerly aspect is least desirable, particularly in summer. Protection for a westerly aspect can be achieved by using such elements as vertical sun shading devices, blinds and deciduous trees.

Daylight

Daylight is diffuse light from a sunlit sky. Good levels of daylight in a dwelling improve amenity and reduce the need for artificial lighting. Good levels of daylight can be achieved through the careful consideration of window size, location and proportion.

Objectives

1. To maximise sunlight and daylight access.
2. To ensure that new development maintains appropriate sunlight access to neighbouring dwellings and neighbouring private open space.
3. To encourage the use of passive solar design.

Controls

- a. Living areas are to be located predominantly to the north where the orientation of the allotment makes this possible.
- b. Dwellings on allotments which have a side boundary with a northerly aspect are to be designed to maximise sunlight access to internal living areas by increasing the setback of these areas. In these cases a minimum side setback of 4 m is preferred.
- c. Windows to north-facing living areas of the subject dwelling are to receive at least 3 hours of sunlight between 9 am and 3 pm on 21 June over a portion of their surface.
- d. Private open space of the subject dwelling is to receive at least two hours sunlight between 9 am and 3 pm on June 21.
- e. For neighbouring properties ensure:
 - i. sunlight to at least 50% of the principal area of ground level private open space of adjacent properties is not reduced to less than two hours between 9 am and 3 pm on June 21; and
 - ii. windows to north-facing living areas of neighbouring dwellings receive at least 3 hours of sunlight between 9 am and 3 pm on 21 June over a portion of their surface, where this can be reasonably maintained given the orientation topography of the subject and neighbouring sites.

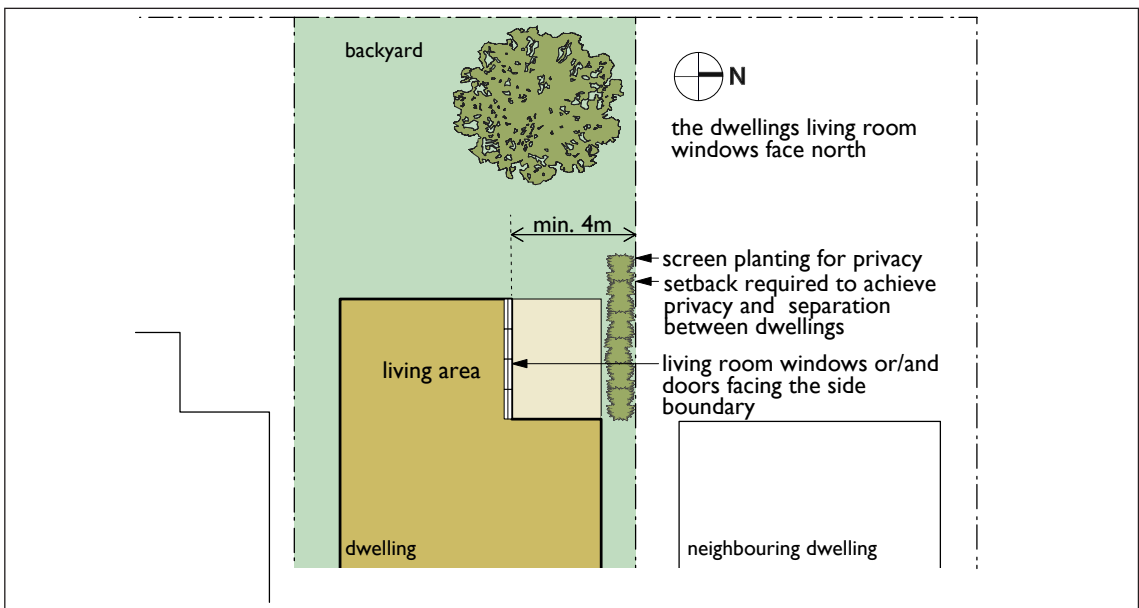


Figure 3.3.22 On allotments with a northerly aspect to the side boundary, sunlight access to living areas will be maximised if windows face the side boundary. A minimum setback of 4 m is encouraged in order to improve amenity by providing direct sunlight access to living rooms.

2.14.2 Visual Privacy

Visual privacy allows residents to carry out private activities within all rooms and private open spaces without compromising the functioning of internal and external spaces. Visual privacy is determined by the nature of adjacent developments, site configuration topography, the scale of the development, and the layout of individual dwellings.

Living areas should be located to the front and rear elevations where privacy and outlook are more easily achieved. Locating the majority of living area windows facing towards the street and the rear boundaries means that the windows of ancillary rooms will face the side boundaries. This allows the building to be located closer to the side boundaries as there a fewer privacy impacts.

It is not necessary to provide the same degree of privacy protection to all parts of a neighbouring site. Higher levels of privacy are to be provided to both internal living areas and to the external living area. Overlooking from bedroom windows is less of a concern than overlooking from the windows of other habitable rooms.

Terraces and balconies from living areas located above ground level can have a significant impact on the amenity of neighbours with regard to loss of visual privacy and increase in noise levels. Such features will not be allowed except where it can be demonstrated that neighbours' privacy is not compromised. Terraces which are recessed into the building so that the balustrade is approximately in line with the abutting walls are likely to have an adverse impact on neighbours' privacy.



Figure 3.3.23 When buildings are oriented to the front and rear of allotments, privacy, security, and outlook are coordinated across the block, the street and between neighbouring buildings.

Objectives

1. To provide appropriate levels of visual privacy to internal living spaces and external private open space.
2. To facilitate outlook and views from principal rooms in dwellings and private open spaces without compromising visual privacy of neighbours.
3. To provide a level of surveillance over the street.
4. To minimise overlooking of neighbouring dwellings.

Controls

- a. Orientate the windows of the main internal living spaces such as living rooms, dining rooms, kitchens, family rooms and the like, generally to the front or to the rear of allotments.
- b. Orientate terraces, balconies and outdoor living areas to either the front or the rear of allotments, and not to the side boundaries.
- c. Terraces and balconies are not to overlook neighbour's living areas and private open space.
- d. Living room and kitchen windows, terraces and balconies are not to allow a direct view into neighbouring dwellings or neighbouring private open space.
- e. Side windows are to be offset by distances sufficient to avoid visual connection between windows of the subject dwelling and those of the neighbouring dwelling.
- f. Splayed walls with windows are not to be located above ground level where the windows will provide views into neighbouring allotments.

2.14.3 Acoustic Privacy

Acoustic privacy is a measure of sound insulation between individual dwellings, and between external and internal spaces. Designing for acoustic privacy relates to the location and separation of buildings and the location of living areas and above ground external areas such as terraces.

The proximity of the building to major external noise sources such as busy roads is also a major consideration.

Setbacks, separation between dwellings, and the appropriate location of external living areas, provide the primary method of ensuring acoustic privacy.

Objectives

1. To provide a high level of acoustic privacy.
2. To minimise the impacts of noise generating uses such as traffic, air conditioners, pumps, and other mechanical equipment.

Controls

- a. The noise of an air conditioner, pump, or other mechanical equipment must not exceed the background noise level by more than 5dB(A) when measured in or on any premises in the vicinity of the item. This may require the item to have a sound proofed enclosure.
- b. Dwellings located on arterial roads are preferably to have double glazed windows where these windows face the road and provide light to living rooms or bedrooms. This is the case whether or not the dwelling has a solid masonry wall to the arterial road.
- c. Dwellings located on arterial roads are preferably to have an acoustic seal on the front door to reduce noise transmission.
- d. Dual occupancies (attached) are to be designed to reduce noise transmission between dwellings. One way to achieve this is to locate noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms with living rooms, bedrooms with bedrooms, kitchens with kitchens.

2.14.4 View Sharing

View sharing is where development is designed so as to retain the private views enjoyed from existing dwellings on neighbouring sites. However the equitable sharing of views is desired and existing dwellings will not always be able to retain existing views across neighbouring allotments.

Objectives

1. To ensure new dwellings endeavour to respect important views from living areas within neighbouring dwellings.

Controls

- a. The siting of development is to provide for view sharing.

2.14.5 Cross Ventilation

Cross ventilation is the flow of outside air through a dwelling. In Sydney's humid sub-tropical climate the thermal comfort of a dwelling is greatly enhanced through a design which optimises the movement of air. A plan layout, including careful placement of openings which capitalise on

the cooling southerly and north-easterly breezes, enhances amenity and reduces cooling costs. Louvre windows can assist in optimising the movement of air, as can ceiling fans. Higher floor to ceiling heights also help rooms remain cooler in the summer months.

Objectives

1. To optimise the comfort of a dwelling by ensuring good cross-ventilation.
2. To maximise ceiling heights.

Controls

- a. The plan layout, including the placement of openings, is to be designed to optimise access to prevailing breezes and to provide for cross-ventilation.

2.15 External Building Elements

External building design elements include:

- Fences and walls;
- Roofs; and
- Façades visible from streets and other public spaces.

These external building elements are highly visible from the street and contribute to the character of the streetscape. The design of external building elements should:

- make a positive contribution to the attractiveness of the streetscape;
- can assist in creating a high level of thermal comfort and amenity for dwellings; and
- contribute to a consistent built character along the street.

2.15.1 Roofs

The roof is an important architectural element, both for the individual building and for the area. The shape and form of a roof should be compatible with the buildings in the streetscape and neighbourhood. Roofs should be relative in scale to that part of the building below. Generally the roof height should be no more than a storey in height.

Objectives

1. To contribute to the design and performance of buildings.
2. To integrate the design of the roof, including roof elements such as dormer windows, into the overall elevation and building composition.
3. To contribute to a consistent and attractive streetscape.
4. To provide shading and weather protection.

Controls

- a. Relate roof design to the desired built form by:
 - i. Articulating the roof;
 - ii. Ensuring that the roof form is consistent with the architectural character of the dwelling;
 - iii. Providing eaves with a minimum overhang of 450 mm to pitched roofs;
 - iv. Using a compatible roof form, slope, material and colour to adjacent buildings; and
 - v. Ensuring the roof height is in proportion to the wall height of the building.

- b. The main roof is not to be a trafficable terrace.
- c. An attic, where provided, is to be contained within the volume of the roof space.
- d. The number of skylights is to be minimised on roof planes visible from the public domain. Skylights are to be arranged symmetrically.
- e. The front roof plane is not to have both dormer windows and skylights. Dormers are preferred.
- f. Balconies and terraces are not to be set into roofs.
- g. The scale of the roof is to be in proportion with the scale of the walls below.
- h. Attics may be located in the garage roofs if the garage is located next to the dwelling. Garages located within the front or rear setbacks, are not to have attics.

2.15.2 Attic Dormer Windows

Attic dormer windows provide light and air to attic spaces, their purpose is not to increase the volume of the roof space. Dormer windows should be minor elements in the roofscape and should reflect the architectural character of the building. Dormer windows are generally only appropriate for steeply pitched roofs.

Objectives

1. To ensure attic dormer windows are minor roof elements and are consistent with the scale and architectural character of the building.
2. To ensure attic dormer windows only minimally increase the volume of the roof space.

Controls

- a. Dormer windows are not to increase the volume of the roof space except as provided for by the controls.
- b. A roof may have a maximum of 2 attic dormer windows with a maximum total width of 3 m (i.e. if 2 dormers then they would have a maximum width of 1.5 m).
- c. The highest point of an attic dormer window is to be located a minimum of 500 mm below the ridge of the roof in which they sit and a minimum of 1 m above the top of the gutter.
- d. The total roof area of attic dormer windows is to be a maximum of 8 m² (i.e. if there are 2 attic dormer windows then the area of each roof is to be a maximum of 4 m²). The roof area is measured on the plan view.
- e. The front face of an attic dormer window is to be set back from the external face of the wall immediately below by a minimum of 1 metre.
- f. Attic dormer windows are not to have balconies or terraces set into the roof.
- g. Attic dormer windows occurring in the same roof plane are to be similarly sized and arranged symmetrically.

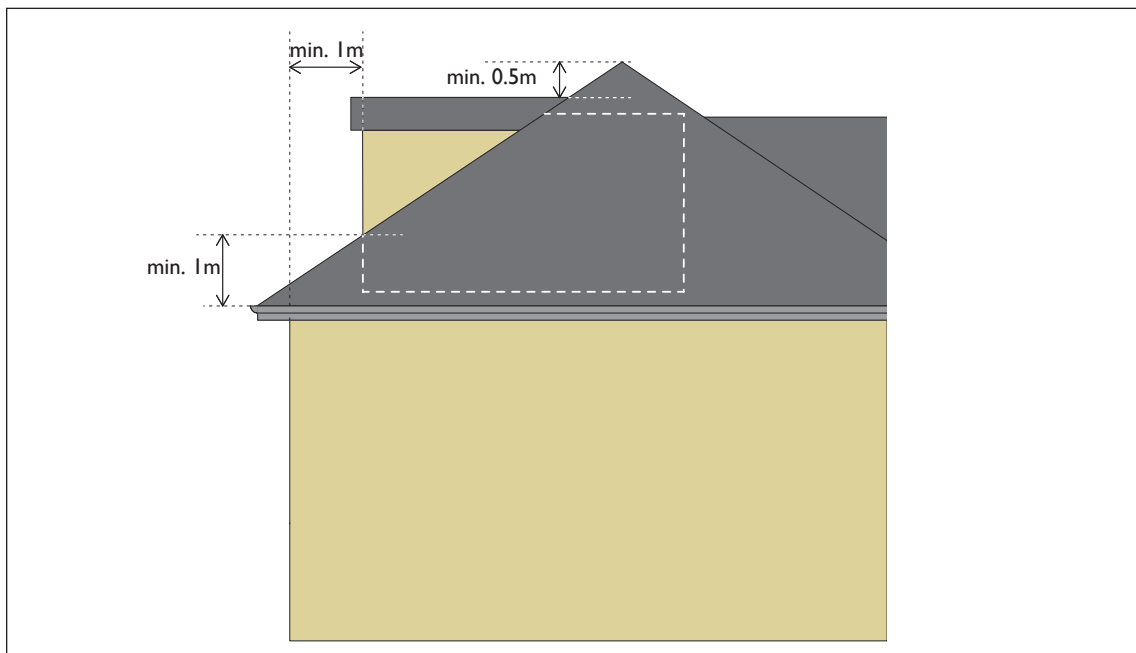


Figure 3.3.24 Attic dormer window

2.16 Fences

Fences and walls can define boundaries between an allotment and a neighbouring allotment. The design of fences and walls has an impact on the amenity of the public domain and the streetscape character. The visual impact, scale and design of fences need to be carefully considered. The fences which bound an allotment are described as:

- The front fence;
- The return fences;
- Side fences; and
- Rear fence.

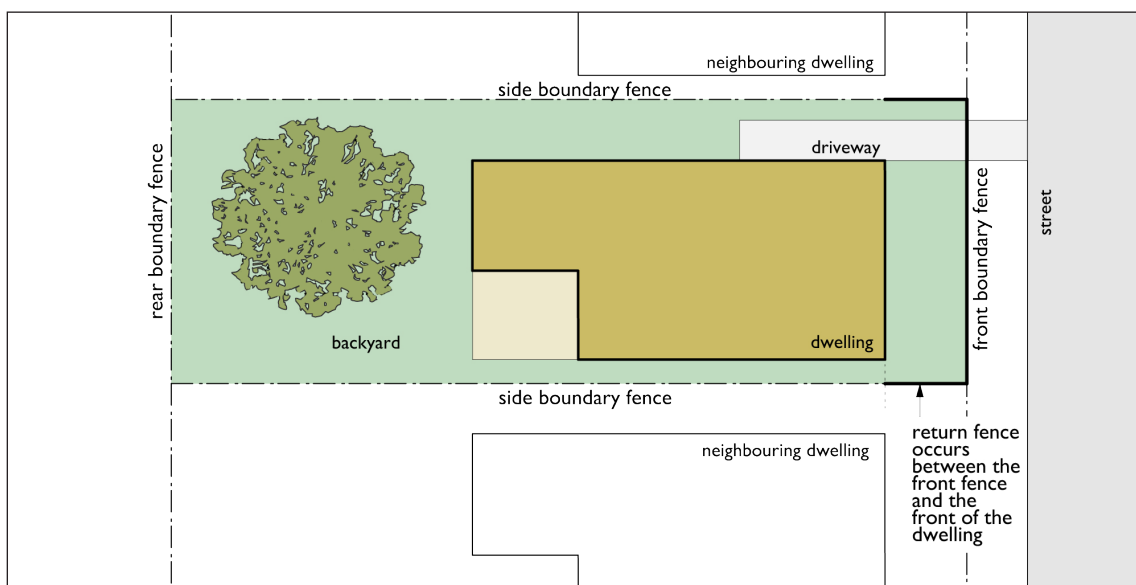


Figure 3.3.25 Diagram showing the fencing bounding an allotment

Objectives

1. To define the boundaries between public and private land.
2. To define the boundaries between neighbouring properties.
3. To contribute to the streetscape appearance.
4. To enhance the usability of private open space.
5. To offer acoustic and visual privacy on noisy roads.

2.16.1 Front and return Fences and Walls

Controls

- a. Front and return fences are to reflect the design of the dwelling.
- b. Front and return fences and walls are to be constructed of materials compatible with the house and with other fences and walls within the streetscape.
- c. A solid front or return fence is to be no higher than 900 mm. An open lightweight fence, such as a timber picket fence may be up to 1 m high.
- d. A return fence is to be no higher than the front fence.
- e. Fences may have a maximum height of 1.8 m so long as the fence is an open fence with an openness ratio of at least 50%. The fence may have a solid base so long as the base is no higher than 900 mm.
- f. Fences along arterial roads may be solid masonry up to a maximum height of 1.8 m.
- g. Front and return fences are not to be Colorbond or timber paling.
- h. Retaining walls which are part of a front or return fence are to have a maximum height of 900 mm.
- i. In areas of overland flow, fencing shall be of open construction so that it does not impede the flow of water.
- j. Fence piers are to have a maximum width of 350 mm.

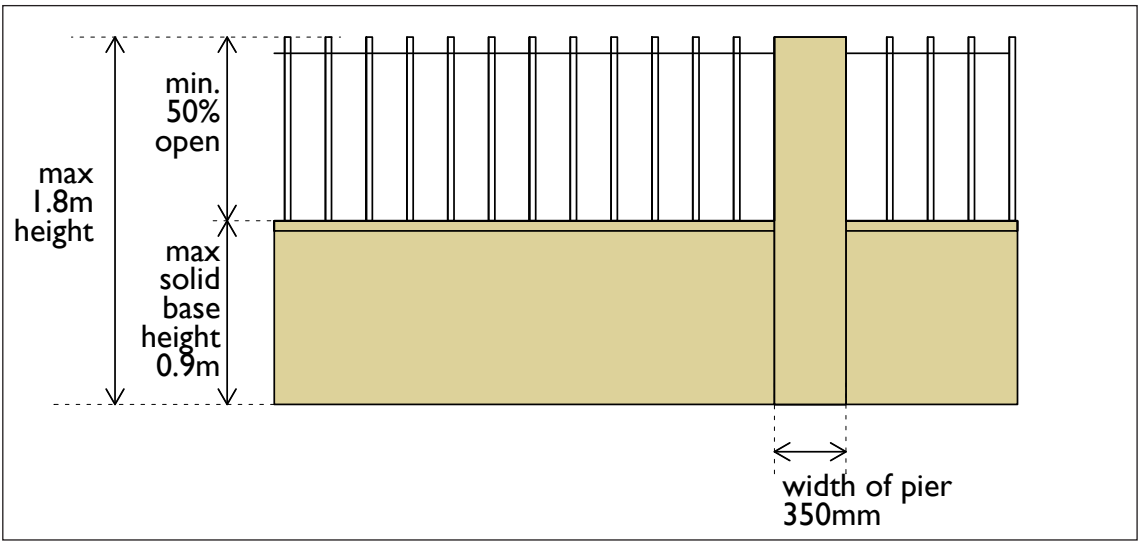


Figure 3.3.26 Front Fence 1.8 m high



Figure 3.3.27 Examples of front fences which are compatible with the houses they front and with the streetscape.

2.16.2 Side and rear Fences and Walls

Controls

- The maximum height for side and rear fences is to be 1.8 m.
- In areas of overland flow, all fencing shall be of open construction so that it does not impede the flow of water.
- Barbed wire, broken glass and other dangerous elements must not be used in the construction of fences.
- Any fencing located forward of the foreshore building line shall be of open, permeable construction.

Calculation Rules

The height of a fence on the street alignment is to be measured above the level of the adjacent footpath or verge. The level of the footpath or verge may be obtained from Council's Development Engineers.

3.0 CHARACTER AREAS

3.1 West Ryde Special Development Area

Controls

- a. Front building setbacks in the West Ryde Special Development Area are to be consistent with existing setbacks and may be up to 12m in order to ensure this consistency.



Figure 3.3.28 West Ryde Special Development Area

3.2 Denistone Character Area

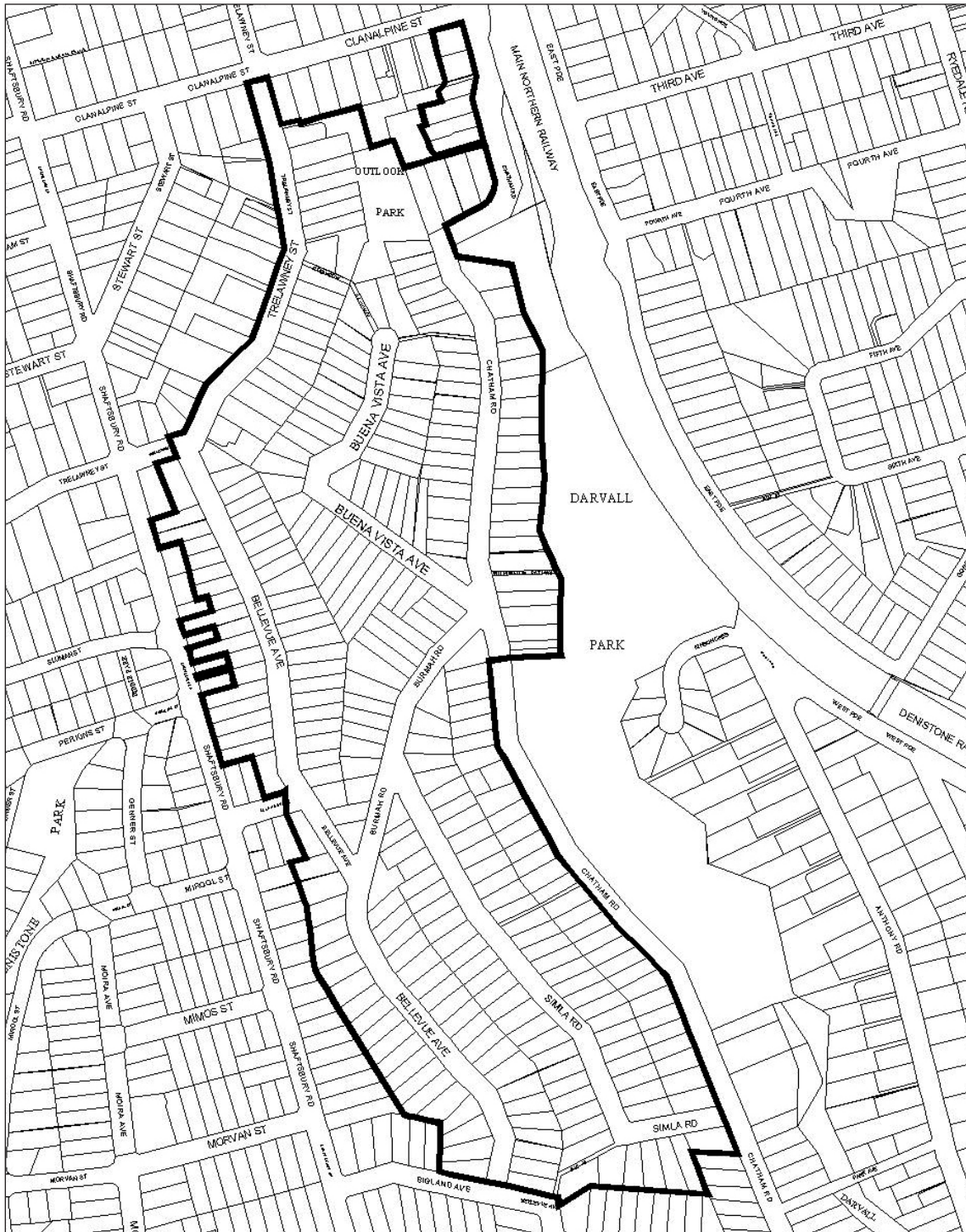


Figure 3.3.29 Denistone Character Area

3.2.1 Character Statement

The Denistone Character Area, an early 20th century hillside subdivision, features a strong pattern of single detached brick and tile dwellings which predominately date from the Inter-War period and display architectural styles consistent with their period. Houses sit within established gardens, which together with the street trees, help establish the green and leafy character of the area.

Dwellings are almost exclusively single storey with two storey dwellings occurring as a lower ground level where the site slopes away from the street. They are relatively closely spaced with mostly minimum side setbacks but have clearly defined front façades through the use of modulation and architectural detail. Front setbacks are generally consistent within streetscapes.

Unspoiled roofscapes make a significant contribution to the character and visual cohesiveness of the area. Roofs are generally geometrically regular simple hipped roofs of a moderate slope and with a modest eaves overhang.

Car parking structures are widespread in the area reflecting the suburban development during the period when cars were becoming more common. Garages have differing forms but are generally unobtrusive. The placement and style of the garage has been influenced in some situations by the topography of the lot.

Low front fences complement the style of the dwelling and respond to the topography of the setting. Fences are predominantly face brick with a brick capping and are usually detailed to match the architectural character of the house they front. The low front fences delineate the private and public domain and allow the house to be readily seen from the street.

Well-established and highly visible front gardens feature lawns, garden beds and mature specimen tree plantings. The garden like character of the area is partly determined by Outlook Park with its large trees providing a visible green canopy, by the garden plantings, grassed verges and by the street tree plantings. Rear gardens together form a band of green treed space between houses.

Considerable additions to and alteration of dwellings has occurred over the past several decades, however the alterations and additions that have been done sit comfortably with existing structures and streetscapes. Those alterations and additions that are identifiable generally display a concern for and sympathy with the immediate area.

The key characteristics are:

- Face brickwork on visible façades, and tiled roofs, with the colours consistent with the existing predominant colours;
- Clearly defined front façades displaying modulation;
- Consistent front setbacks;
- Geometrically regular simple hipped roofs of a moderate slope and with a modest eaves overhang; and
- Low front fences which complement the design and materials of the house they front.

3.2.2. Retention of Key Characteristics

It is important that the character of the Denistone Character Area is maintained.

While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development, such as new houses, alterations and additions and car parking structures, should reflect the character of the area. The scale, form, massing, materials and details of new development requires careful consideration. Large block like forms are not acceptable.

Objectives

1. To ensure that new development is consistent with the character of the area.
2. To ensure that existing structures which are characteristic of the area are not demolished unless the proposed new structure is also characteristic of the area.

Controls

- a. New development is to be consistent with the characteristics described in the key character statement.
- b. New development is to be compatible with the existing streetscape.
- c. Existing houses, garages and front fences are not to be demolished unless a replacement is part of the same application.



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