

City of Ryde Development Control Plan 2014

Part: 6.4
Blaxland Road (283 – 289) Ryde

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

إننا نعتذر عليك فهم محتويات هذه الوثيقة، نرجو للحضور إلى مركز بلدية رايد Ryde Civic Centre على العنوان: 1 Devlin Street, Ryde 1 من الاثنين إلى الجمعة بين الساعة 8.30 صباحاً والساعة 4.30 بعد الظهر أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي تطلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابة عنك.

ARMENIAN

Եթե այս գրույթինը չէք հասկնար, խնդրեմ եկե՛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 հեռաձայնեցե՛ք Հեռաձայնի եւ Թարգմանություն Սպասարկության՝ 131 450, եւ խնդրեցե՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուի ձեզի համար, հեռաձայնելով՝ 9952 8222 թիվին:

CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員為你打如下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به مرکز شهرداری رايد، Ryde Civic Centre, 1 Devlin Street, Ryde مراجعه کنید یا به سرویس مترجم تلفنی، شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رايد شماره 9952 8222 تلفن بزند.

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 Objectives of this Part

Objectives

The objectives of this Part are:

1. To provide appropriate development control and design quality principles for the redevelopment of the site;
2. To ensure that the future development of the land appropriately responds to the zone boundary interface and is compatible with existing adjoining development; and
3. To maintain appropriate residential amenity to existing adjoining development.

1.2 Land to which this Part applies

This Part applies to the land in Lot 20, DP 565527, No. 283 - 289 Blaxland Road, Ryde.

2.0 DEVELOPMENT CONTROLS

This section provides detailed planning controls for the subject site that will ensure that future development is of high design quality. The controls will also minimise negative amenity impacts on adjoining and adjacent properties.

2.1 Design Quality

- a. A residential flat building to be erected on the land shall be designed in accordance with the Design Quality Principles of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and the associated Residential Flat Design Code.

2.2 Height and Density

- b. The development to be erected on the land shall have a maximum building height of 11.5 metres being the maximum height shown for the land on the *Height of Buildings Map of Ryde Local Environmental Plan 2014*.
- c. The building height of development on the land shall be distributed across the site generally as nominated on the attached plans (Figure 6.4.01 and 6.4.02).
- d. The maximum floor space ratio for a building on the land shall not exceed 1.0:1 being the floor space ratio shown for the land on the *Floor Space Ratio Map of Ryde Local Environmental Plan 2014*.

Note: “building height” means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

2.3 Siting and Design

- e. Development shall be designed and sited to maintain appropriate spatial separation, privacy and amenity to the adjoining residential properties.
- f. The siting of any development on the land shall be consistent with that depicted on the attached plan (Figure 6.4.01).
- g. Direct overlooking of private open space areas and / or living rooms of adjoining residential properties shall be prevented by building layout, fixed screening devices, landscaping, greater spatial separation or a combination of these elements.

2.4 Streetscape

- h. The development of the land must be compatible with the established streetscape patterns along Kulgoa Avenue and Blaxland Road.
- i. The streetscape and residential amenity is to be enhanced through landscaping, incorporating canopy tree plantings, along both street frontages.
- j. The height and scale of the development is to be modulated to provide for an appropriate built form transition to the adjoining residential properties along Kulgoa Avenue as depicted on the attached plans (Figure 6.4.01 and 6.4.02).
- k. The development must be suitably articulated along Kulgoa Avenue and Blaxland Road to provide visual interest. This is to be achieved through careful consideration of scale, proportions, rhythm, building materials and the location of entry points, windows and balconies.

2.5 Setback from Boundaries

- l. The development of the land shall generally maintain the front, side and rear boundary setbacks as nominated on the attached plan (Figure 6.4.01).
- m. Appropriate intervening landscape treatments shall be provided within the side and rear setback areas to soften and screen the development when viewed from adjoining residential properties.
- n. The development must allow for adequate building modulation and articulation along rear and side boundaries to reduce visual bulk when viewed from adjoining properties.

2.6 Solar Access

- o. The development of the land shall not reduce solar access to the living rooms and private open space areas of adjoining residential development to less than 3 hours of sunlight between 9am and 3pm in mid winter.

2.7 Access

- p. Vehicular access is to be provided from Kulgoa Avenue.

2.8 Stormwater Management

- q. A stormwater management system is to be provided in accordance with the requirements of Part 8.2 Stormwater Management of this DCP.

2.9 Car Parking

- r. Car parking is to be designed and provided in accordance with Part 9.3 Parking Controls of this DCP.

2.10 Tree Preservation

- s. Development is to comply with the Part 9.5 Tree Preservation provisions of this DCP.

2.11 Waste Minimisation and Management

- t. The storage, management and collection of waste is to be in accordance with the requirements of Part 7.2 Waste Minimisation and Management provisions of this DCP.



Figure 6.4.01 Height and Setbacks Diagram

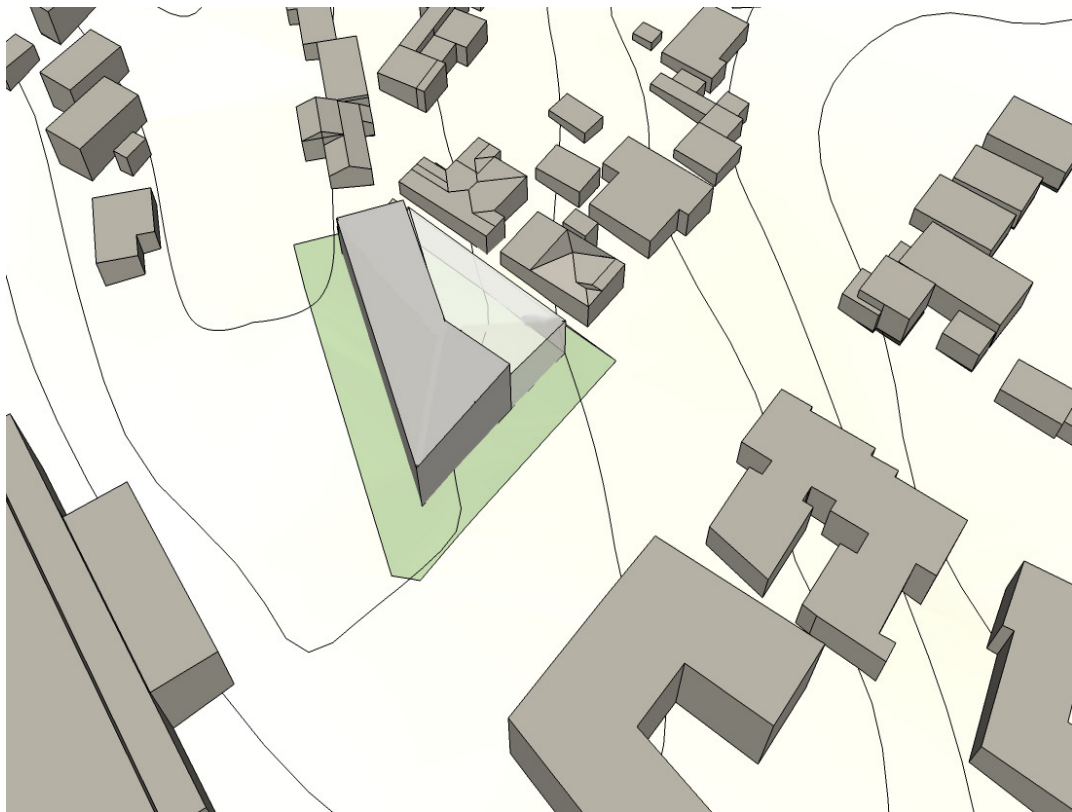
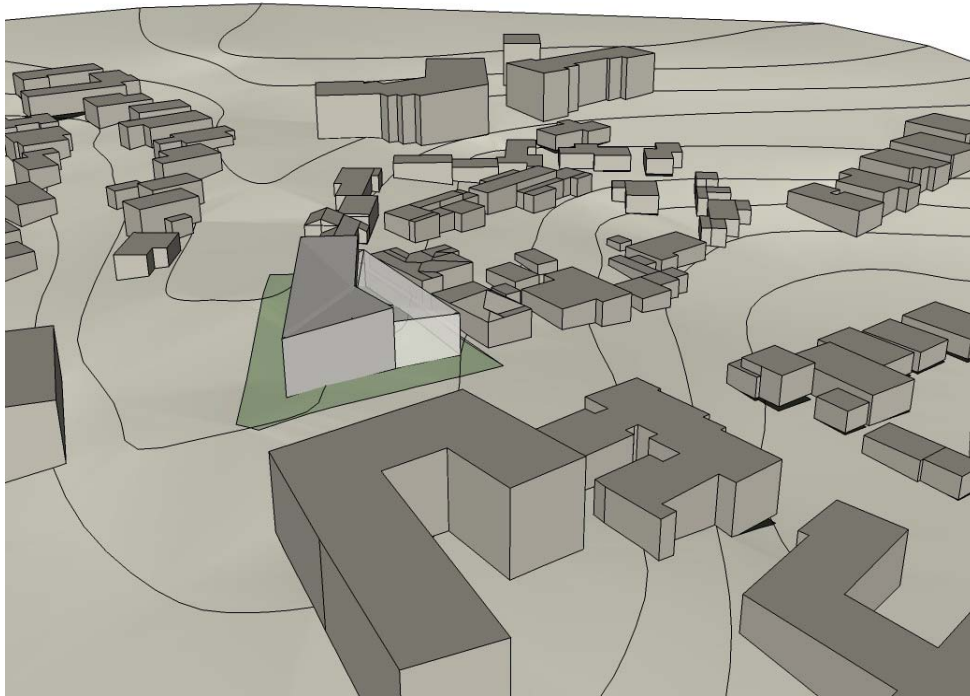


Figure 6.4.02 3D Building Envelope Diagrams



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www.ryde.nsw.gov.au