

City of Ryde Development Control Plan 2014

Part: 1.0
Introduction

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

Table of Contents

1.0 INTRODUCTION	4
1.1 Name of this Plan	4
1.2 Commencement of this Plan	4
1.3 Land to which this Plan applies	4
1.4 Purpose of this Plan	4
1.5 Objectives of this Plan	4
1.6 Relationship to Environmental Planning Instruments	5
1.7 Meaning of Words	5
1.8 Structure of this Plan	5
1.9 Lodging a Development Application	5

1.0 INTRODUCTION

1.1 Name of this Plan

This Plan is known as City of Ryde Development Control Plan 2014.

1.2 Commencement of this Plan

The DCP was adopted by Council on 28 May 2013 and came into effect on the 12 September 2014.

1.3 Land to which this Plan applies

This Plan applies to all land within the City of Ryde.

1.4 Purpose of this Plan

The purpose of this Plan is to provide, in a consolidated format, guidelines, objectives and controls relating to the future development of the City of Ryde.

The Plan provides detailed provisions relating to urban centres, special areas, specific sites, environment, engineering, administration and a variety of development types. It aims to achieve the best outcomes for all development permitted under Ryde Local Environmental Plan 2014.

The City of Ryde Development Control Plan 2014 makes it easier for business and the community to determine the guidelines, objectives and controls that apply to any one site within the City of Ryde.

1.5 Objectives of this Plan

Objectives

The objectives of this Plan are:

1. To achieve a responsible development control system that has sustainable environmental outcomes;
2. To enhance the existing amenity and character of the City of Ryde;
3. To create vibrant, viable and economically sound employment and living centres;
4. To ensure new development is appropriate for its site and context;
5. To ensure that urban centres and special areas are identified and their special qualities protected and enhanced;
6. To provide guidelines for specific development types and development sites to ensure appropriate high quality development.

1.6 Relationship to Environmental Planning Instruments

This Plan should be read in conjunction with the:

- Ryde Local Environmental Plan 2010;
- Ryde Local Environmental Plan 2014;
- Any relevant State and Regional Environmental Planning Policies.

Where a Local Environmental Plan, Certificate of Title including associated documents or any other legal document, makes reference to a previously revoked DCP, that reference should be read as a reference to the relevant Part of this Plan.

1.7 Meaning of Words

The terms in this DCP are defined in the Dictionary contained in Part 10 of this Plan. Where the term is not defined in this DCP, the term will have the same meaning as those defined in the *Ryde Local Environmental Plan 2014* or the *Environmental Planning and Assessment Act and Regulations* as amended.

1.8 Structure of this Plan

- Part 2 – Administration
- Part 3 – Development Type
- Part 4 – Urban Centres
- Part 5 – Special Areas
- Part 6 – Specific Sites
- Part 7 – Environment
- Part 8 – Engineering
- Part 9 – Other Provisions
- Part 10 – Dictionary

1.9 Lodging a Development Application

Prospective applicants should discuss their development proposals at an early stage with the Customer Service Staff. Council also offers a pre-lodgement advice service to review and discuss development proposals with relevant staff.



City of Ryde
Civic Centre
1 Devlin Street
Ryde NSW 2112

www.ryde.nsw.gov.au