City of Ryde

Lifestyle and opportunity
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City of Ryde
Development Control Plan 2014

Part: 3.4
Multi dwelling housing

(for Low Density Residential Zone)

Note: Amendment No.28 to the Ryde LEP 2014 commenced on 5 March 2021. That Amendment removed Multi Dwelling Housing as a permitted use in the R2 – Low Density Residential Zone. As such, this part of the Development Control Plan will only apply to development applications made, but not finally determined, before the commencement of Amendment No.28 on 5 March 2021. (See Clause 1.8A(3) of the Ryde LEP 2014). References to the Ryde LEP 2014 made in this chapter refer to the LEP Clauses that were in force prior to 5 March 2021.

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

إذا تعذر عليك فهم محتويات هذه الوثيقة، نرجو الحضور إلى موكز بلدية رايد Ryde Civic Centre على العنوان: 1 Devlin Street, Ryde من الاثنين إلى الجمعة بين الساعة 8.30 صباحًا 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، نيابةً عنك.

ARMENIAN

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէք՝ Ռայտ Սիվիք Սենթըր, 1 Տելվին փողոց, Ռայտ, (Ryde Civic Centre, 1 Delvin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.ե. ժամը 4.30, կամ հեռաձայնեցէք Հեռաձայնի եւ Թարգմանութեան Սպասարկութեան՝ 131 450, եւ խնդրեցէք որ թարգմանիչ մը Ռայտ Քաղաքապետարանին հետ կապ հաստատէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիւին։

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爲你打如下電話和 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 موکز شهرداری رایدRyde Civic Centre, 1 Devlin Street, مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رایدRyde 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 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment

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1.0 INTRODUCTION

1.1 Background

The City of Ryde's residential development strategy is Improving Housing Choice and Housing Opportunities. It is a strategy for the people of Ryde, which recognises that housing needs and demands are changing ("Choice") and renewal of some areas of our City is important ("Opportunities").

The population of Ryde is changing with an increasing number of 1 and 2 person households. Such households have different housing needs from families with children. In particular, they need smaller dwellings.

Particular households within the existing community that may require smaller housing includes:

- Single person household
- Couples with no children
- Couples whose children have left home
- Older people

Multi dwelling housing developments provide a form of housing within residential areas that meet the needs of smaller and different households.

1.2 Guiding Principles

The guiding principles of this Part are:

- Providing a medium density housing form within the City of Ryde which is compatible and sympathetic with conventional detached dwelling-houses while maintaining the existing character of residential neighbourhoods;
- Spreading the increase in population densities over all residential areas within the City rather than concentrating such increases in any one area;
- Providing for the changing housing needs of a growing proportion of existing residents;
- Providing the best possible environment for a variety of household groups with particular emphasis on couples, older persons and persons with disabilities;
- Preserving and enhancing the existing residential amenity of the City;
- Ensuring no adverse environmental impacts such as loss of remnant vegetation and other significant vegetation or adverse impacts on heritage items or conservation areas occurs;
- Ensuring change in any area is gradual and that change is distributed across the City.

1.3 Objectives

The objectives of the Part are:

1. to ensure Multi dwelling housing developments complement existing development and streetscape;
2. to encourage dispersal of Multi dwelling housing developments within neighbourhoods throughout the City of Ryde;
3. to require Multi dwelling housing developments be designed to the highest possible aesthetic standard;

4. to ensure Multi dwelling housing developments meet the needs of all households including older persons;
5. to provide for a mix of housing types throughout the City of Ryde;
6. to ensure that Multi dwelling housing designs promote security and safety of residents;
7. to ensure that land used for Multi dwelling housing development has adequate provision or daylight, privacy, landscaping and car parking;
8. to ensure the amenity of occupants of adjoining land is not adversely affected by any Multi dwelling housing development;
9. to require the scale of any Multi dwelling housing development be related to the character of the area;
10. to provide for the retention of heritage significant buildings and those identified as contributing to the character of Ryde; and
11. to ensure that Multi dwelling housing developments occur in suitable areas only, that is areas where the development meets the needs of all residents, does not have adverse environmental impact or an adverse impact on the character of an area.

1.4 Assessment of Multi dwelling housing Developments

All development applications received by Council for Multi dwelling housing development will be assessed in terms of the standards and requirements that comprise this Part. Satisfactory compliance with such requirements does not mean however that Council will necessarily approve an application.

In the assessment process the way in which the application satisfies the Guiding Principles and Objectives of this Part will be reviewed. For the Guiding Principles and Objectives of this Part to be achievable with respect to individual Multi dwelling housing development it is necessary for strict compliance with the following core standards:

- Minimum allotment size (Section 2.2)
- Non preferred locations (Section 2.3)
- Retention of Existing Dwellings (Section 2.4)
- Density (Section 2.5)
- Number of Dwellings (Section 2.6)
- Storeys (Section 3.3) and
- Site coverage (Section 3.4)

The impact of the development on the surrounding locality will also be considered. In particular the Site Analysis (Section 2.1 Site Analysis) will be reviewed with regard to:

a. How the Multi dwelling housing development will relate to its surroundings within its own and opposite street block;
b. Whether a design has been submitted that results in any negative impacts on the amenity of adjoining developments.

2.0 SITE ANALYSIS, LOCATION, NUMBER AND TYPE OF DWELLING

2.1 Site Analysis

Objectives

1. To ensure that Multi dwelling housing design is of high quality and sensitive to its environment and to ensure that the site layout and building design considers the existing characteristics, opportunities and constraints of both the site and its surrounds.

Controls

a. Each development application for a Multi dwelling housing development must be accompanied by a site analysis.

Note: Site analysis identifies and explains the key features of the site and its surroundings.

b. In particular the site analysis should be used to:
   i. Assess how future dwellings will relate to their immediate surroundings and to each other;
   ii. Produce a design that minimizes the negative impact on the amenity of adjoining developments and development within the street/neighbourhood.

Schedule 1 – Site Analysis lists the elements the site analysis must address.

2.2 Minimum Allotment Size

Objectives

1. To ensure that Multi dwelling housing development is capable of meeting all the requirements of this Plan and provide adequate visual and acoustic privacy for the occupants of the Multi dwelling housing development and nearby residents.

Controls

a. Allotments must have a frontage to a road of not less than 20 m and area of not less than 900 m^2 (refer to clause 4.1B Minimum lot sizes for dual occupancies and multi dwelling housing of *City of Ryde Local Environmental Plan 2014*);

b. Hatchet shaped allotments are not considered suitable for Multi dwelling housing developments and development on such allotments will only be approved under the circumstance described in Section 2.4 Retention of Existing Dwellings.

2.3 Non preferred Locations

Objectives

1. To allow Multi dwelling housing developments only in suitable locations, that is:
   a. Locations where development meets the needs of all residents, and
   b. Locations where development does not adversely impact on traffic, stormwater, the environment or the character of an area.

Controls

a. That Council is satisfied that the site is suited for a form of more intense residential development, that being Multi dwelling housing development.

Note: Specific locations have been identified by the Council as unsuitable for Multi dwelling housing development. These are called non-preferred locations.

Schedule 2 - Non–Preferred Locations lists those areas unsuitable for Multi dwelling housing developments, reasons for their listing and possible exemptions.

2.4 Retention of Existing Dwellings

Objectives

1. To encourage urban renewal that enhances the quality of life for the future residents of the development.

Controls

a. Retention of an existing dwelling as part of a new Multi dwelling housing development will not be approved. (Experience has shown that existing dwellings do not comply with open space and setback requirements of Multi dwelling housing, which compromises the quality of life for future residents).

Exception to this may occur if the site contains a heritage significant building or a building identified as a contributing item.

2.4.1 Heritage Significant Buildings

Council may approve Multi dwelling housing developments on the site of a heritage significant building or building identified as a contributing item where:

Controls

a. The site can be subdivided so that the heritage building or contributing item and the Multi dwelling housing development are on separate lots that generally comply with subdivision lot sizes of Council's codes and policies.

   In these circumstances the Multi dwelling housing allotment must have:

   i. A width of not less than 20 metres beyond the access handle;
   ii. A minimum area of 900 m^2 excluding the access handle; and
   iii. The width of the access handle must be not less 4 metres for 3 or more dwellings.

Figure 3.4.01 Heritage Site Requirements

b. The new development must complement the heritage significant building or contributing item;

c. A schedule of conservation and restoration works for the heritage building or contributing item is required to be lodged with the development application for subdivision. As part of the approval Council will require that the heritage building or contributing item is restored and conserved; and

d. The heritage significant building or contributing item is not to be demolished.

Note: A heritage significant building is a building listed in an LEP or DLEP as a heritage building or where in Council's opinion it is of heritage significance. A contributing item is a building which contributes to the significance of an area as identified in a DCP or Adopted DCP.

2.5 Density

Objectives

1. To create a balanced relationship between the site area, dwelling size and residential population living on the site.
2. To ensure the highest aesthetic Multi dwelling housing developments possible.

Controls

a. Refer to Clause 4.5A Density controls for Zone R2 Low Density Residential in *Ryde Local Environmental Plan 2014*.

b. In calculating site area, the area of any access handle or the area between the foreshore building line and the mean high water mark is not included.

Note: Areas abutting the foreshore are a "non-preferred location" (Section 2.3 Non Preferred Locations).

2.6 Number of Dwellings

Objectives

1. To ensure that Multi dwelling housing developments are not the dominant form of development in an area and do not dramatically change the character of a location.

Controls

a. No development shall contain more than 12 dwellings.

2.7 Type of Dwellings

Objectives

1. To ensure Multi dwelling housing developments contain a mix of dwelling sizes to meet the needs of different household groups.

Controls

a. In developments containing 4 or more dwellings not more than 75% of dwellings should have the same number of bedrooms. Where 75% is not a whole number, the number should be rounded down.

   Note: For example in a 6 dwelling development 4 dwellings can have 3 bedrooms and two dwellings can have 2 bedrooms.

b. In any proposed Multi dwelling housing development the slope of the site, proposed levels, height of dwellings, site coverage, landscaping, setbacks, accessibility and overshadowing must be considered when assessing:
   i. Whether the development will complement and enhance the existing neighbourhood; and
   ii. Whether the development meets the needs of all householders including older persons and persons with disabilities.

3.0 SITE PLANNING

3.1 Slope Of Site

Objectives

1. To ensure that a Multi dwelling housing development is compatible and sympathetic with surrounding development in its presentation to the street.
2. To prevent adverse impacts on the privacy of other properties.
3. To ensure that the following requirements are achieved:
   i. Improved streetscape
   ii. Better accessibility
   iii. Steps minimised
   iv. Reduce impact on adjoining properties from stormwater and overlooking.

Figure 3.4.02

Example of Multi dwelling housing

Controls

a. Dwellings must have presentation to the street. The front entrance of at least one dwelling must be clearly seen from the street.

b. Sites with a down slope of more than 1:6 will not be acceptable (refer Figure 3.4.03).

c. Sites that slope up from the street with a slope of more that 1:6 will not be acceptable.

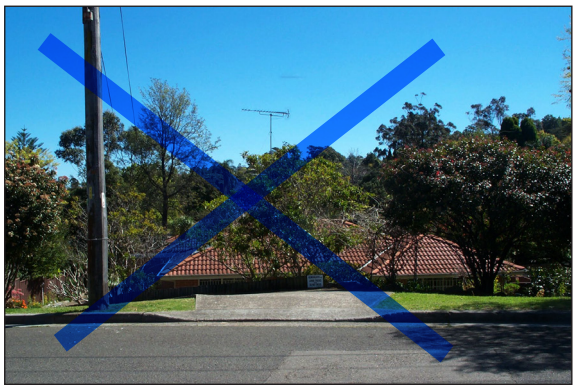


Figure 3.4.03

Sites which slope

Sites which slope from the street to rear of the lot where only the roof of the dwelling is visible to the street are not suitable for Multi dwelling housing development. Sites for Multi dwelling housing development should be selected so that the finished ground level and finished floor level of the dwellings are similar to adjoining properties.

d. Sites with a cross fall of more than 1:14 will not be acceptable.

Sites which have a cross slope may not be suitable for Multi dwelling housing as dwellings will be higher than adjoining properties and lead to adverse impacts on the privacy of other properties (See Schedule 4 – Designing For A Slope).

3.2 Altering the Levels of the Site

Objectives

1. To ensure development is sympathetic with the natural topography of the site resulting in improved accessibility, better street impacts, improved solar access for private open space and living areas, protection of privacy of adjoining properties and less impact on ground water.

Figure 3.4.04

Controls

a. Fill should not be brought onto the site;

b. The levels of the site should not be altered by more than 300 mm. This relates to all areas of the site not covered by the building floor envelope e.g. driveways, courtyards, setback areas, landscaped areas;

c. No basement garages are permitted, steps are to be minimised and there should be minimal retaining walls; and

d. Private open space is required to be provided generally at natural ground level.

3.3 Storey and Height

Objectives

1. To ensure the scale of a Multi dwelling housing development is related to the character and streetscape of the surrounding area; and

2. To ensure privacy to adjoining development.

3.3.1 Storey Controls

Controls

a. A Multi dwelling housing development must be contained within a single storey building. However, a dwelling with frontage to the street can be two storeys provided:
   i. The two storey dwelling is not attached to any other two storey dwelling; and
   ii. Council is satisfied that a two storey dwelling is suitable in terms of the surrounding streetscape.

b. For corner allotments only one dwelling within the development can be two storeys that being the dwelling fronting the shortest street frontage. This is usually the street to which the property is rated.

c. Corner allotments that contain a two storey dwelling must be sensitively designed with consideration being given to topography, dwelling size and height.

3.3.2 Height Controls

Controls

a. Refer to Clause 4.3 Height of buildings and Clause 4.3A (2) Exceptions to height of buildings in *Ryde Local Environmental Plan 2014.*

3.4 Site Coverage

Objectives

1. To ensure a balance between built and unbuilt areas, and to allow for sufficient landscaping and pervious areas within the site.

Controls

a. Site coverage must not exceed 40%.

   Note: In calculating site area the area of any access handle or the area between the foreshore building line and the mean high water mark is not included.

b. Pervious area of the site must not be less than 35%.

   Note: Part of this area may be pervious pavers if approved by Council.

Figure 3.4.05

3.5 Setbacks

Objectives

1. To allow sufficient separation within the development and from adjoining properties to ensure privacy between dwellings;
2. To allow for substantial landscaping and pervious areas;
3. To allow sufficient manoeuvring area for vehicles;
4. To ensure the development is in keeping with the existing streetscape; and
5. To allow the retention of existing substantial trees.

Figure 3.4.06

3.5.1 Front setbacks

Controls

a. Buildings must be setback:
   i. The same distance as one of the buildings on an adjoining allotment, if the difference between the setbacks of the building on the two adjoining allotments is not more than 2 m; or
   ii. If the difference between the setbacks of the adjoining buildings is more than 2 m the development must be setback the average of the front setback of the two adjoining developments.

   This is explained in Figure 3.4.07a and 3.4.07b.

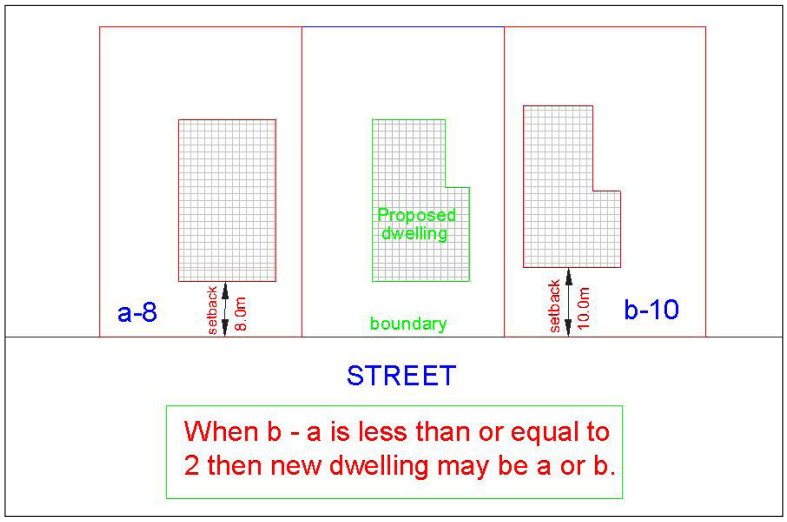


Figure 3.4.07a Front Setbacks

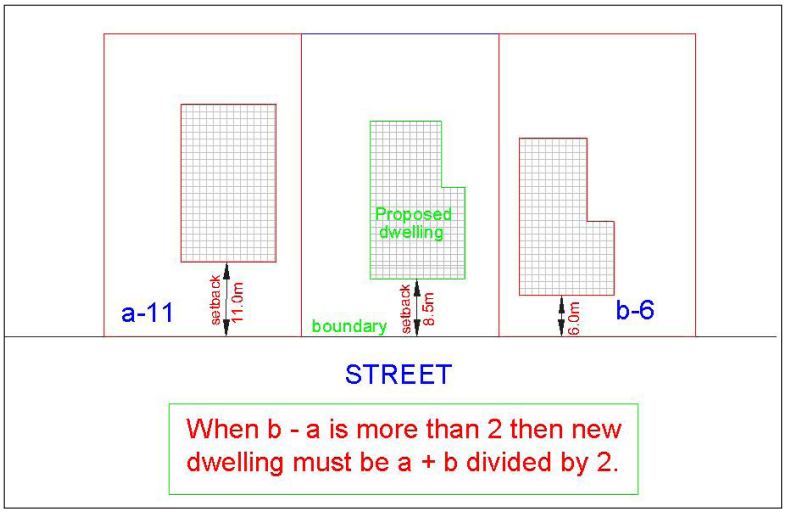


Figure 3.4.07b
Front Setbacks

b. Council may approve a setback of 1 m less than the above standard for not more than 50% of the front elevation of the building in order to provide an irregular front elevation and to add interest to the streetscape provided that this variation does not adversely affect any adjoining property.

c. Council may vary this standard if it is satisfied that the existing streetscape is likely to change. In this situation the setback must be not less than 7.5 m for 50% of the frontage and not less than 6.5 m for 50% of the frontage.

3.5.2 Front Setback for Hatchet-Shaped Allotment

Controls

a. Buildings must be sited so that vehicles can enter and leave the site in a forward movement.

Note: Multi dwelling housing will only be approved on a hatchet-shaped allotment where the allotment has been created as part of a subdivision to create a separate allotment for a heritage significant building or a building which is a contributing item.

3.5.3 Setback from second street frontage

Controls

a. Where the site has a second street frontage the walls of all buildings must be setback not less than 4.5 m from that boundary.

Figure 3.4.08

3.5.4 Side and Rear Setbacks

Controls

a. The walls of all buildings must be not less than 4.5 m from side and rear boundaries. Where vehicular access is provided within this area, the minimum setback shall be 6 metres.

b. The rear and side setbacks must be adequate to achieve an appropriate level of solar access within all proposed courtyards (see Section 3.9 Overshadowing and Access to sunlight).

c. The development must be designed in such a way as to ensure existing substantial trees are not located within proposed courtyard areas (Section 3.6 Private Outdoor Space).

d. To promote variation and interest in design Council may allow up to 50% of the wall of any Multi dwelling housing dwelling to be not less than 3 metres from the side and rear boundary.

Note: Private outdoor open space for each dwelling must have a minimum dimension of 4 m - Section 3.6 Private Outdoor Space.

3.5.5 Internal setbacks

Controls

a. The development should be designed so that the windows of habitable rooms of one dwelling does not overlook habitable room windows of another dwelling.

b. A minimum of 9m separation should be provided between the windows of habitable rooms of facing dwellings within an Multi dwelling housing development. (Section 3.10 Visual and Acoustic Privacy).

Figure 3.4.09

3.6 Private Outdoor Space (courtyards)

Private outdoor space is an important component of any residential development. Sydney's climate allows for outdoor living areas to be utilised for much of the year, making it essential that private outdoor spaces are functional and relate to the activity areas of the dwelling.

Objectives

1. That private outdoor spaces are functional and relate to the activity areas of the dwelling.
2. That all courtyards gain satisfactory access to sunlight.

Controls

a. Minimum private open space requirements:
   i. 30 m^2 for 2 bedroom dwelling; and
   ii. 35 m^2 for 3 or more bedroom dwelling.

b. All private outdoor space must have a minimum dimension of 4 metres and generally be at natural ground level.

c. Private outdoor space should be orientated or be sufficiently large enough so that sunlight to at least 50% of the courtyard is achieved for two hours between 9 am and 3 pm on June 21 (see Section 3.9 Overshadowing and Access to Sunlight).

d. The development should be designed in such a way that courtyards do not contain any existing substantial trees (see Section 3.7 Landscaping –Protection and Retention of Trees).

e. Access other than through the dwelling, must be provided to each private outdoor space for maintenance purposes. This access must be not less than 1 m wide and may be provided through the garage.

f. Private outdoor space should be securely enclosed (fences and gates), and clearly visible from the living areas of the dwelling to enable young children to play in a safe environment.

g. Private outdoor space must be one area not many small areas, may be partially paved, and must not be covered by a roof.

h. Courtyards are not permitted within front setback areas.

i. A minimum 1.2 m wide landscaped privacy strip is required to be provided between the courtyard and the adjoining property (see Section 3.7 Landscaping – Privacy Planting).

3.7 Landscaping

Objectives

1. To ensure the landscaping of the site within the Multi dwelling housing development complements or enhances the desired future neighbourhood character by:
   i. Providing sufficient open space for planting trees and shrubs;
   ii. Retaining, protecting, or replacing, existing vegetation where possible; and
   iii. Protecting neighbouring trees from damage to their root systems.

2. Landscaping designs must seek to:
   i. Ensure that trees and shrubs will have a softening effect on buildings and the overall environment and trees should be planted in sufficient numbers and scale to achieve this aim;
   ii. Screen poor views;
   iii. Give privacy to occupants and neighbouring properties;
   iv. Be easily maintained;
   v. Use native plant material, particularly material indigenous to the area; and
   vi. Provide for sufficient depth of soil to support the long term viability of the landscaping.

Controls

Landscape plans

a. The development site must be landscaped to Council's satisfaction. A Landscape Concept Plan must be submitted with the Development Application. A final Landscape plan is to be submitted and approved prior to the issue of the Construction Certificate.

b. Landscaping must be completed prior to the dwellings being occupied. Landscaping should include a watering system, that meets current Sydney Water usage requirements, to assist in the establishment and maintenance of the landscaping.

Protection and Retention of Trees

c. Existing trees should be retained. Buildings and other structures must be designed and located a sufficient distance from proposed and existing trees to ensure the longevity of the tree. Setback from trees should be determined by an accepted industry standard based on trunk diameter measured at a height of 1.5 m.

d. The development must be designed in such a way as to ensure existing substantial trees are not located within proposed courtyard areas. Where substantial trees exist every effort should be made to incorporate the trees into a common landscaped area. The design of the development should provide adequate separation between such trees and the building.

e. Siting and tree selection should consider the potential for the tree to cause damage to the building and potential for the building to cause damage to the tree. In some situations root barriers will be required. The minimum distance from a building for a proposed tree or existing tree is determined based on the size or potential size of the tree itself. This information, i.e. the potential size of the tree and the proposed distance from it to the building, is to be provided to Council as a separate schedule within the landscape plan.

f. An arboriculture assessment will be required with any application where significant trees are affected.

Note: The Tree Preservation requirements should be read to determine controls and to see if any trees are designated as significant trees - refer Ryde Local Environmental Plan 2014 and Part 9.6 Tree Preservation in this DCP.

Figure 3.4.10

Privacy Planting

g. Landscaping may also be used to assist in preserving the privacy of the occupants of dwellings within the development and adjoining properties. Landscape strips included for privacy purposes must be not less than 1.2 metres wide. Shrubs planted in this strip must achieve a mature height of 3 to 4 metres. Where possible small trees with a mature height of 5 to 6 metres should be planted in combination with the shrubs.

Planting Along the Driveway and Around Pathways

h. A planting strip not less than 1.2 metres wide should be provided between the driveway and the adjoining property boundary. Shrubs planted in this strip must achieve a mature height of 2 to 2.5 metres. Where possible small trees with a mature height of 5 to 6 metres should be planted in combination with the screen planting.

i. A landscaping strip of not less than 1 metre must be provided between the driveway and the wall of the dwellings.

j. The edge between the driveway and paths and gardens and lawn areas should be edged or kerbed with concrete or similar materials. Timber edging is not acceptable.

k. A rolled edge should be used between the driveway and garden/ lawn areas.

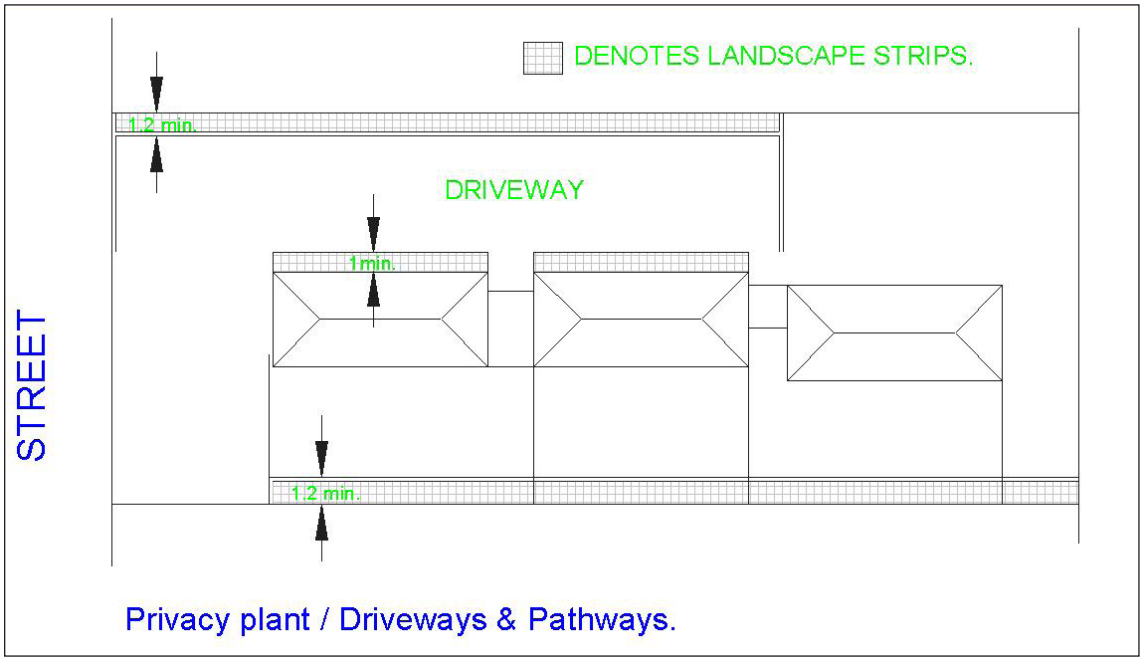


Figure 3.4.11 Privacy Planting

Nature Strips

l. Trees located within the adjoining footpath area must be protected. Footpaths may need to be constructed and the nature strip landscaped as part of the development if considered necessary by Council (refer to Section 6).

On-site Detention

m. On-site detention tanks and above ground on-site detention should not be located in the front setback as this limits the opportunity for landscaping. The preferred location is within or under the driveway. If an on-site detention tank must be located under landscaped areas it must have a minimum of 300 mm soil cover to facilitate vegetation growth. If a surface storage basin must be located in the front setback the depth of the basin must be less than 300 mm so that a pool type barrier fence will not be required.

3.8 Car Parking, Manoeuvrability and Driveway crossings

3.8.1 Car Parking

Objectives

1. To provide sufficient car parking on site to satisfy the needs of the residents and visitors to the site.

Controls

Number of car spaces

a. On site car parking must be provided in accordance with the requirements identified under Part 9.3 Parking Controls in this DCP.

b. At least one parking space for each dwelling must be provided in a lockable garage.

Note: In calculating the number of car parking spaces the number is rounded up to the next whole number. For example if the calculated number is 4.2 then 5 spaces must be provided.

Hatchet shaped allotments

c. As a result of the reduced opportunity for on-street car parking with hatchet shaped allotments, additional on – site car parking must be provided.

d. For hatchet-shaped allotments 1 additional car parking space for every 4 dwellings is required. These spaces must be located in an area accessible to all residents of the development.

Location

e. Garages and parking spaces must not be located between the dwellings and the street frontage.

f. Garages and parking spaces should not dominate the development when viewed from the street or any other public area.

g. Garages (in particular doors) and carports should be detailed to reduce their visual impact and add interest.

h. Tandem parking must not be provided in front of a garage.

i. Garages and car parking areas should be located so that they can be used conveniently by the occupiers of the development.

j. Garages should be located so that they separate dwellings.

3.8.2 Manoeuvrability

Objectives

1. To provide convenient and safe turning areas that will permit all vehicles to enter and leave the site in a forward direction. This requires adequate width of driveways, garages and turning areas.

Controls

a. Vehicles must be able to enter and leave the garages and parking areas using a single 3 point turn.

b. For corner allotments council may allow vehicles to leave the site by reversing where the traffic conditions allow this to occur safely and where there is not more than 3 dwellings and not more than 2 crossovers.

c. For corner allotments vehicle access points must be no closer than 6 metres from the property boundary at the intersection of the 2 roads.

d. Tandem parking arrangements will only be allowed where there is no impact on the ability of vehicles to manoeuvre on the site and access parking areas.

e. The size and layout of garages and car parking must enable vehicles to enter and leave the garage and car parking space in a single 3 point turn.

The following table of garage opening widths (Figure 3.4.12) is a general guide only, as individual circumstances will vary. The table can also be used to check the opening for recessed garages and carports.

OFFSET FROM EDGE OF DRIVEWAY	SINGLE OPENING		DOUBLE OPENING	
	FORWARD ENTRY	REVERSE ENTRY	FORWARD ENTRY	REVERSE ENTRY
4.5	4.1	4.6	7.2	7.0
5.0	4.1	3.7	7.2	6.1
5.5	4.2	3.1	7.2	5.5
6.0	4.1	2.8	7.1	5.2
6.5	4.0	2.6	6.8	5.0
7.0	3.8	2.5	6.5	4.9
7.5	3.5	2.4	6.1	4.8
8.0	3.2	2.4	5.7	4.8
8.5	2.9	2.4	5.5	4.8
9.0	2.6	2.4	4.8	4.8
Straight Approach	2.4	2.4	4.8	4.8

Figure 3.4.12 Opening Width Guidelines

f. All parking areas are to be designed in accordance with the *Australian Standards AS 2890.1*.

3.8.3 Driveways

Objectives

1. To ensure the design and function of driveways complement a development.

Controls

a. Driveways must be suitably paved. The extent of driveways should be minimised to avoid excessive amounts of hard paved surfaces and grass cell or the like should be considered for turning bays.

3.8.4 Driveway Crossings

Objectives

1. To minimise the impact of driveway crossings on the flow of pedestrian movements and landscaping of the development.

Controls

a. Where traffic conditions are suitable, the width of a driveway crossing is to meet the following minimum standards:

SIZE OF DEVELOPMENT	WIDTH OF CROSSING
Up to 10 car parking spaces	4 metres
More than 10 car parking spaces	Not more than 6 metres

Two vehicular crossings will not be permitted where the width of the driveway openings is more than 30% of the frontage.

3.9 Overshadowing and Access to Sunlight

Objectives

1. To ensure buildings are sited and designed to maximise access to daylight to habitable rooms.
2. To ensure daylight to habitable rooms in adjacent dwellings is not significantly reduced.
3. To maximise winter sunlight to courtyards within the development and the open space areas of neighbouring dwellings.

Controls

a. Habitable room windows should face a courtyard or other outdoor space open to the sky. Habitable room windows should be no closer than 1.5 m (horizontal distance) from the wall of a building.

b. Sunlight to at least 50% of each courtyard within the development and the principal area of ground level private open space of adjacent properties must not be reduced to less than two hours between 9 am and 3 pm on June 21.

   Where existing overshadowing by buildings and fences is greater than this on adjoining properties, sunlight must not be further reduced by more than 20%.

c. Shadowing diagrams are to be submitted to Council indicating solar access within the development and to adjoining properties. Fences and existing vegetation may be required to be provided on the shadow diagram where Council considers it necessary.

3.10 Visual and Acoustic Privacy

Objectives

1. To ensure that direct overlooking of main internal living areas and private open spaces of other dwellings both within the development and adjoining is minimised by building layout, location, design of windows and screening devices and landscaping.

Controls

a. A minimum of 9m separation should be provided between the windows of habitable rooms of facing dwellings within a Multi dwelling housing development.

b. Direct views between living area windows of adjacent dwellings should be screened or obscured where ground and first floor windows are within an area described by taking a 9m radius from any part of the window of the adjacent dwelling. This is the "privacy sensitive zone" (refer to Figure 3.4.13).

c. Direct views from living rooms of dwellings into the principal area of private open space of other dwellings should be screened or obscured within a privacy sensitive zone of a 12 m radius (refer to Figure 3.4.13).

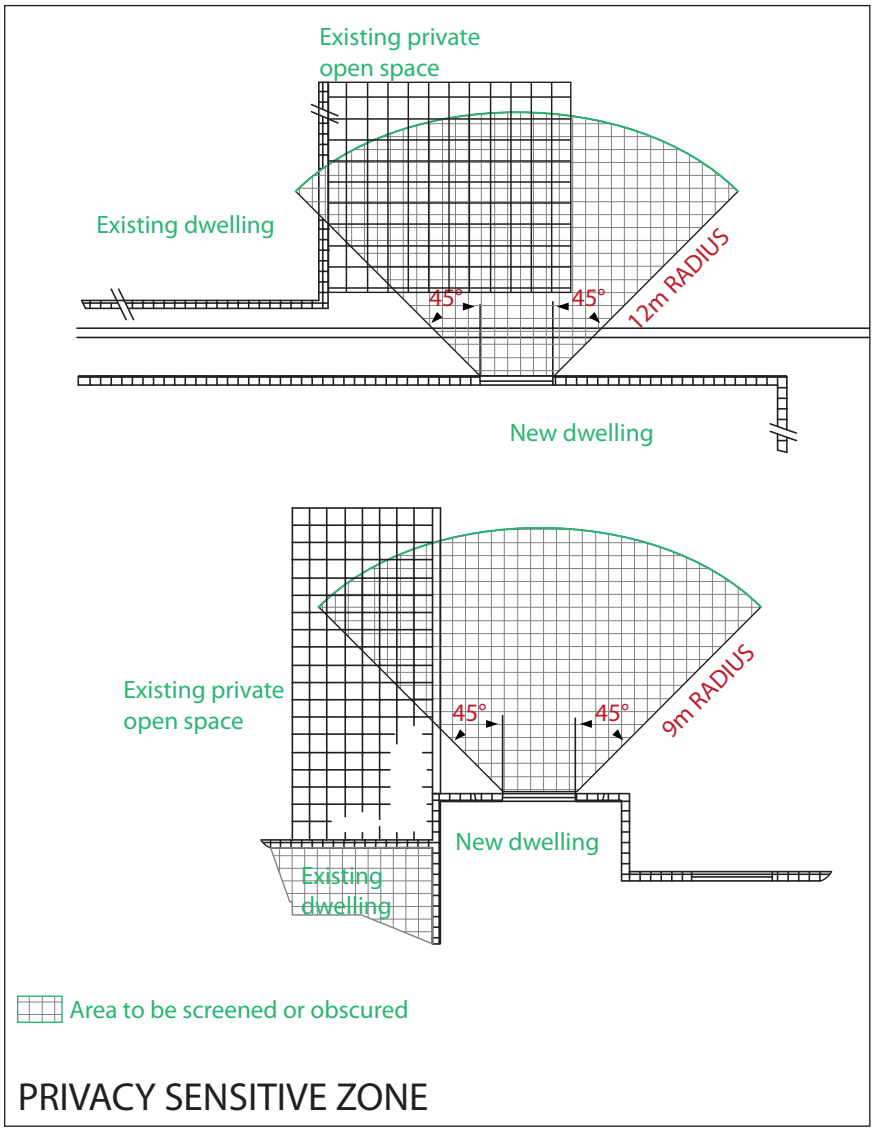


Figure 3.4.13
Privacy Sensitive Zone

d. Balconies are prohibited on all dwellings and any elevated landing or similar structure associated with stairs to courtyard areas are to be no more than 1 m wide.

e. Site layout and building design should protect the internal living and sleeping areas from high levels of external noise. Building design and layout should minimise transmission of structural-borne sound.

f. The operating noise level of air conditioners, swimming pool pumps and other mechanical services must not exceed the background noise level by more than 5dB(A).

3.11 Accessibility

Objectives

1. To ensure that Multi dwelling housing developments meet the needs of all households including older persons and people with disabilities.

3.11.1 Pedestrian Access

Controls

a. All Multi dwelling housing developments should be designed and constructed so that they are safe and accessible for pedestrians including children, people with disabilities and older people.

b. Pedestrian access should be provided throughout the development using a continuous accessible path of travel to all dwellings where the level of the land permits. Such access where practicable should be separate from vehicle access.

3.11.2 Access for People with Disabilities - Developments of 6 or more dwellings

Controls

a. Developments of 6 or more dwellings must be designed so that not less than 35% of the dwellings provide access to all indoor areas and outdoor living areas for people with disabilities in accordance with the *Australian Standards for Adaptable Housing AS4299*.

b. Dwellings which have been designed in accordance with AS 4299 must be able to access the street, car parking and common areas using a continuous path of travel.

3.11.3 Access Audits

Controls

a. Developments of 6 or more dwellings will be required to provide an access audit that has been conducted by a qualified and accredited access auditor.

4.0 BUILDING FORM

4.1 Appearance

Controls

a. Multi dwelling housing developments should be designed and constructed so that they complement and enhance the existing streetscape of the locality.

b. Multi dwelling housing must include elements such as pitched roofs, eaves, vertically orientated windows, verandahs, rendered and face brick.

c. At least one dwelling must face the street where its residential entry is clearly seen. The design of the dwellings should enable casual surveillance from living rooms and verandahs to the street, internal driveways, public spaces and public parks.

4.2 Ceiling Height

Objectives

1. To ensure dwellings have sufficient light, space and ventilation to all rooms.

Controls

a. The floor to ceiling height must not be less than 2.7 m.

4.3 Roofscape and Roof Materials

Objectives

1. To provide interest and variation to the appearance of the development and enhance and complement the existing streetscape.

Controls

a. Roofs should generally be pitched between 22-30 degrees where visible from public areas or streets.

b. The pitch of the roof may be increased to 35% where the second storey is contained within the roof.

c. All roofs and where appropriate verandahs should incorporate, overhang eaves of at least 300 mm.

d. The use of gables fronting the street is required to add further interest to the streetscape. Hip roofs will generally not be permitted.

e. There should be variation in the roof line, by breaking the roof into smaller elements so that it does not appear as a continuous roof.

f. Roofs should use materials consistent with the traditional materials of the street.

4.4 Building Materials for Walls

Objectives

1. To be in keeping with the locality and streetscape.

Controls

a. The exterior walls should use materials consistent, in both form and colour, with the traditional materials of the locality. Detailing should be used to break up large wall areas adding interest and individuality.

b. The proportion of windows and other openings should be consistent with the character of the locality. Windows should generally have a vertical proportion of between 2:1 and 3:1.

4.5 Fences

Objectives

1. To maintain the traditional low open front fences that are used throughout Ryde and creating a visual relationship to the adjoining public areas.

4.5.1 Front Fences

Controls

a. Front fences must not be higher than 1 metre and must be at least 70% visually permeable.

b. Front fences should be constructed of materials that complement the materials used in the dwellings. Materials which could be used include:

   i. Wooden pickets (open);

   ii. Masonry, sandstone or face brick with infill panel of decorative metal (some high quality pool fencing may be acceptable); and

   iii. Wrought iron or materials of similar appearance.

4.5.2 Other Boundary Fences which Face a Street

Controls

a. Boundary fences which face another street or abut a public space (including laneways) must be constructed of materials similar to the front fence.

b. For boundary fences which face another street lapped and capped timber fences and "colorbond" fences will not be permitted.

c. If a boundary fence which faces another street is of solid construction then indents not less than 600 mm by 300 mm must be provided in the fence to allow landscaping to soften the impact of the fence (refer to Figure 3.4.14) and reduce the potential damage by graffiti. Landscaping must be located where the depth of soil is capable of supporting the landscaping.

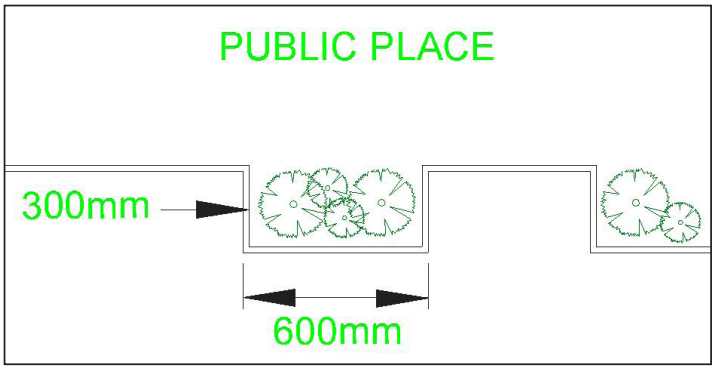


Figure 3.4.14 Solid Fence Construction Requirements

4.5.3 Other Boundary Fences

Controls

a. Fences other than boundary fences which face a street must be a minimum of 1.8 m in height.

b. Side, return and rear boundary fences should be constructed of timber to lapped and capped standard.

4.6 Clotheslines and Drying Area

Objectives

1. To ensure that residents must have access to energy efficient and convenient, clothes washing and drying facilities.

Controls

a. Each dwelling must be provided with clothes drying facilities in the form of an external clothesline. These should be located to maximise winter sunshine without being able to be seen from adjoining properties or public areas.

b. Each dwelling must have its own laundry.

4.7 Lighting

Objectives

1. To ensure safety and security of residents entering and leaving the site.

Controls

a. Front yard lighting and lighting on the front of dwellings is to be provided.

b. The location and design of all external lighting must not have an adverse effect on adjoining properties. Where possible sensor lights should be used.

c. The use of spot lights is discouraged.

4.8 Location of Bin Enclosures

Objectives

1. To provide a storage area for rubbish and recycle bins which has minimal visual impact on adjoining dwellings, the streetscape and within the Multi dwelling housing development.

Controls

a. Waste and recycling storage areas and facilities are to be provided and designed for all developments in accordance with the requirements of Part 7.2 Waste Minimisation and Management in this DCP.

b. For developments of up to 5 dwellings on sites which are not steeply sloping and which have a wide road frontage:
   i. Each dwelling must be provided with a storage area for Council's standard rubbish and recycling bins.
   ii. The storage area should be behind the dwelling and not visible from public spaces, common areas within the development and habitable room windows (from dwellings within the development and on other properties).

c. For developments of 6 or more dwellings or where sites are steeply sloping or have a narrow road frontage:
   i. A central garbage bin enclosure shall be provided.
   ii. The garbage bin enclosure is to be located behind the building line and suitably screened by landscaping. A plan indicating the design and location of the garbage bin enclosure must be submitted with the development application. (See Schedule 3 for details on the construction of Garbage Enclosures)

5.0 ENGINEERING

5.1 Drainage

Note: Detailed design standards are contained in other Parts of this DCP, such as Stormwater Management. The following provisions are a guide only.

Objectives

1. To provide an acceptable means of controlling stormwater runoff from properties that will not cause nuisance of damage to other private or council properties.

Controls

Stormwater Runoff

a. Detailed design standards for the management of stormwater from, and through development projects are in Part 8.2 Stormwater Management of this DCP. That Part should be consulted to determine development standards. The following is a general overview on the management of stormwater.

Property Drainage

b. Rainwater runoff from roofs and hard surfaces must not cause nuisance or damage to other private properties or to Council property.

c. Surface runoff from roofs, driveways and hard surfaces is to be collected and directed by gravity to an on–site stormwater detention system before being discharged to either a street gutter, an appropriate Council pipeline or watercourse

d. Properties which cannot pipe runoff to the street or do not have access to a suitable drainage pipeline will need to secure an interallotment drainage easement through neighbouring downstream properties to allow collected rainwater runoff to be piped, by gravity, to a Council street or suitable pipeline. The applicant should secure this easement through negotiation with the affected property owner(s) before submitting their development application to Council.

e. Pump-out systems or systems that will redirect stormwater from one catchment to another will not be approved.

f. Surface on–site stormwater detention basins will not be permitted within the front setback or private open spaces.

Minimising Flowrates

g. The extent of hard surfaces within the site should be minimised. Pervious area of the site must not be less than 35% (refer Section 3.4).

h. An on-site detention system must be provided to ensure the hard surfaces on the property do not aggravate flooding problems in lower reaches of the catchment.

i. The use of porous paving for patios and pathways is encouraged to assist in minimizing flowrates.

j. Where correctly constructed porous paving is used the area can be considered to be 25% impervious with regard to site cover calculations. The use of pervious paving for driveways is not considered to be suitable and will not be permitted.

Stormwater Conservation

k. The use of rainwater and stormwater tanks to store stormwater for reuse is encouraged and is now a requirement for all new residential developments under State Government requirements. This is in addition to the requirement for on-site stormwater detention. All rainwater tanks must be fitted with a first flush filtering device to remove contaminants washed off roofs at the beginning of any storm event.

l. Details of the types of tanks and guidelines for installation can be found in other publications and Part 8.2 Stormwater Management of this DCP.

Overland Flow

m. Properties that are located downstream of other lots, or are located within topographical low points, will have rainwater flowing over them during storm events. The failure to adequately consider this overland flow can result in dwellings being flooded, problems of scour and erosion and even hazardous flows which could endanger lives. Adequate consideration must be given to the effects of overland flow on persons and property.

n. If the amount of water entering the property is sizeable, a consulting hydraulic engineer must demonstrate the proposed development complies with the Council's minimum design standards. The proposed buildings location and shape will often have a large influence on overland flow characteristics. For this reason, the early involvement of a competent hydraulic engineer is recommended.

o. If overland flow entering the property is small (from a catchment of less than five average sized allotments), a hydraulic study will generally be unnecessary, however developments must comply with the following principles.

p. Overland flow must not:
   i. Be obstructed from entering the site;
   ii. Be redirected in a manner which increases the quantity or concentration of flows through adjoining properties;
   iii. Enter buildings, lockup garages or sheds;
   iv. Enter the piped drainage system unless that system has been designed to accept those flows;
   v. Enter the on-site detention system.

q. Overland flow must:
   i. Be conveyed through the site in a safe manner,
   ii. Be conveyed in a manner which will not result in scour.

   Note: Piped drainage systems cannot be relied up to protect buildings against flooding by overland flow. Overland flow generally carries debris which can block a piped drainage system.

r. Details of the method of dealing with stormwater are to be submitted with the Development Application to Council's satisfaction.

6.0 PUBLIC FACILITIES

6.1 Local Open Space Facilities

Objectives

1. To ensure that the increased demand for local open space facilities by the future residents of a Multi dwelling housing development is satisfied.

Controls

a. Increased demand for local open space facilities is to be satisfied through the acquisition and embellishment of certain land for open space purposes identified in Council's Open Space and Recreation Facilities Plan. Multi dwelling housing developments which create an increased demand for local open space are required to make an appropriate cash contribution toward the local open space acquisition and embellishment program.

Note: Council has adopted City of Ryde Section 94 Contributions Plan 2007 which indicates the manner by which open space contributions are levied.

6.2 Local Road Facilities

Objectives

1. To protect the road pavement from damage by the discharge of surface water, or, alternatively, to protect any property from the flow of stormwater from a public road and provide pedestrian access.

Controls

a. The construction of kerb and gutter, paved road shoulder, foot paving and landscaping where such facilities do not exist across the entire frontage of the land adjacent to the proposed development will be requested to be undertaken as part of the development. This work is to be carried out in accordance with the requirements of Council.

Schedule 1 – Site Analysis

Investigation of the site should identify:

a. Site dimensions:
- Length
- Width

b. Topography:
- Spot levels and/or contours
- North point
- Natural drainage
- Any contaminated soils or filled areas

c. Services:
- Easements/connections for drainage and utility services

d. Existing Vegetation:
- Location
- Height
- Spread of established trees and shrubs
- Species

e. Micro climates:
- Orientation
- Prevailing winds

f. Location of:
- Buildings and other structures
- Heritage and archaeological features
- Property boundaries
- Pedestrian and vehicle access

g. Views to and from the site

h. Overshadowing by neighbouring structures

i. Neighbouring properties:
- Location
- Height
- Use

j. Privacy:
- Adjoining private open space
- Living room windows overlooking the site (particularly those within 9m of the site)
- Location of any facing doors or windows

k. Walls built to the site's boundary:

- Location
- Height
- Materials

l. Difference in levels between the site and adjacent properties

m. Views and solar access enjoyed by neighbouring properties

n. Major trees on adjacent properties, particularly those within 9m of the subject site

o. Street frontage features:

- Poles
- Trees
- Kerb crossovers
- Bus stops
- Other services

p. The built form and character of adjacent development including:

- Architectural character
- Front fencing
- Garden styles

q. Heritage features of the surrounding locality and landscape

r. Direction and distance to local facilities:

- Local shops
- Schools
- Public transport
- Recreation and community facilities

s. Public Open Space:

- Location
- Use.

t. Adjoining bushland or environmentally sensitive land

u. Sources of nuisance:

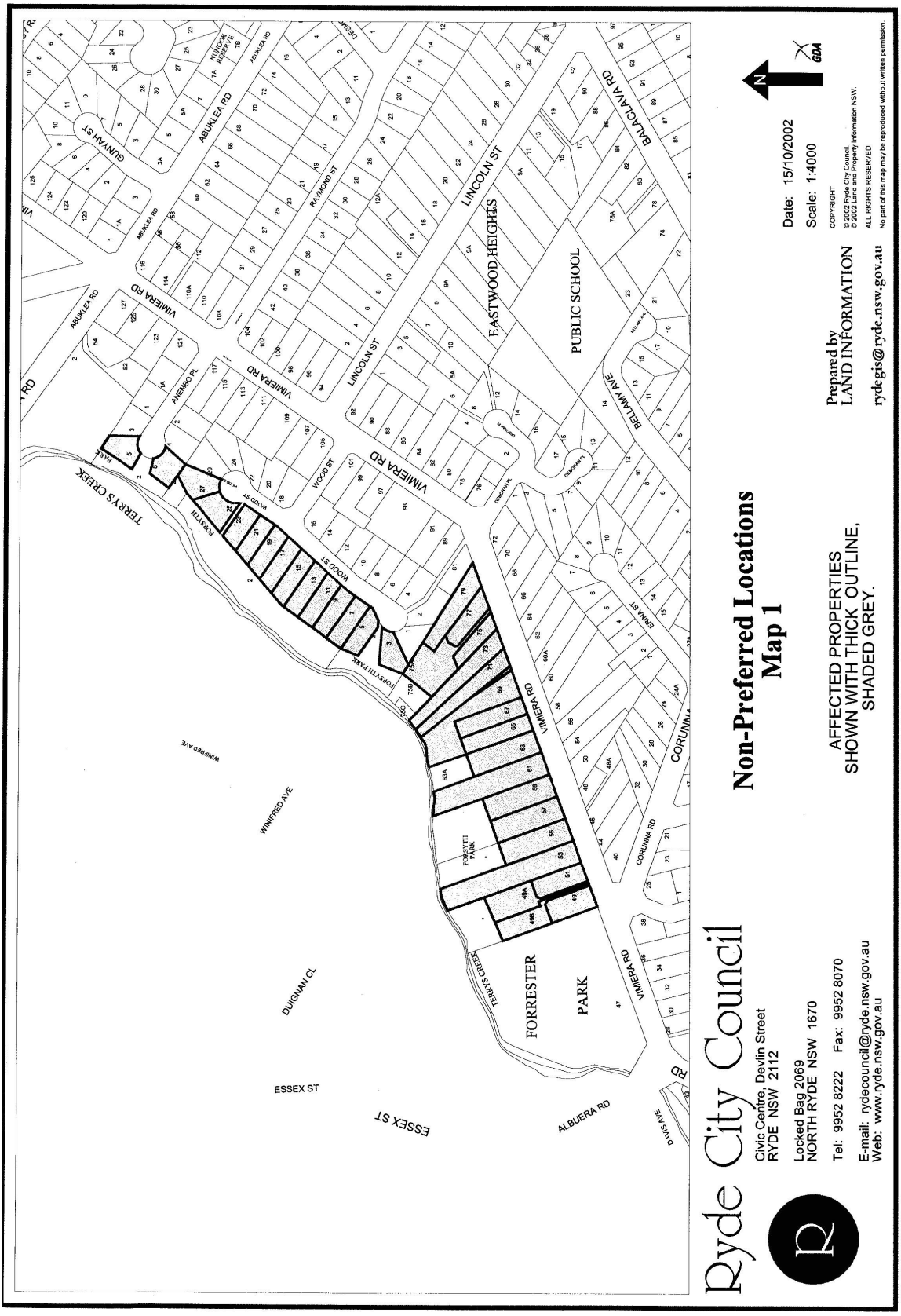
- Flight paths
- Noisy road or significant noise sources
- Polluting operations.

Schedule 2 – Non Preferred Locations

Table 3.4.S1. The following are non-preferred locations:

LOCATION		REASON	POSSIBLE EXEMPTIONS
Heritage Conservation Areas, Adopted Heritage Conservation Areas and Neighbourhoods.		Incompatible with the character of the location.	DCP for area indicates that Multi dwelling housing may be approved.
Land on the west side of Vimiera Road.	Refer to Map No 1.	Adverse impact on the environmental quality of the area.	Existing allotment does not abut existing or proposed open space and stormwater disposal does not adversely affect the open space.
Pidding Road	Refer to Map No 2.	Development will lead to adverse impact on vegetation and change the character of the local area.	None
Pittwater Road (part)	Refer to Map No 3	Development will lead to adverse impact on vegetation and change the character of the local area.	None
Blaxland Road (part)	Refer to Map No 4.	Adverse traffic impacts and adverse impact/ change to the character of the local area.	Existing house is retained and development is constructed on a hatchet shaped allotment. Not all allotments will be suitable for this form of subdivision.
Lane Cove Road and Church Street	Refer to Map No 5.	Adverse traffic impacts and poor residential amenity.	None
Victoria Road		Adverse traffic impacts and poor residential amenity.	Where existing house has a front setback of less than 6 m. This exemption is intended to allow redevelopment of land where the amenity of the existing dwelling has been badly affected by road widening.
Land abutting the Parramatta Foreshore	Refer to Map No 6	Development would be incompatible with the intent of SEPP 56 and relevant DCPs.	None
Land affected by overland flow	Refer to Environmentally Sensitive Maps.	Development may be adversely affected by overland stormwater flow or affect other properties.	Able to demonstrate no adverse impact. Refer to Part 8.2 Stormwater of this DCP.

LOCATION		REASON	POSSIBLE EXEMPTIONS
Land abutting reserves where the land slopes towards the reserve		Adverse environmental impacts on reserve.	
Land where the slope is greater than that described in section 3.1 of this Plan.		Adverse impacts on privacy, access, overland, stormwater flow.	
Land where there is significant vegetation as identified in "Urban Bushland in the Ryde LGA", April 2001		Development will have an adverse impact on the vegetation.	


Non-Preferred Locations
Map 1
AFFECTED PROPERTIES
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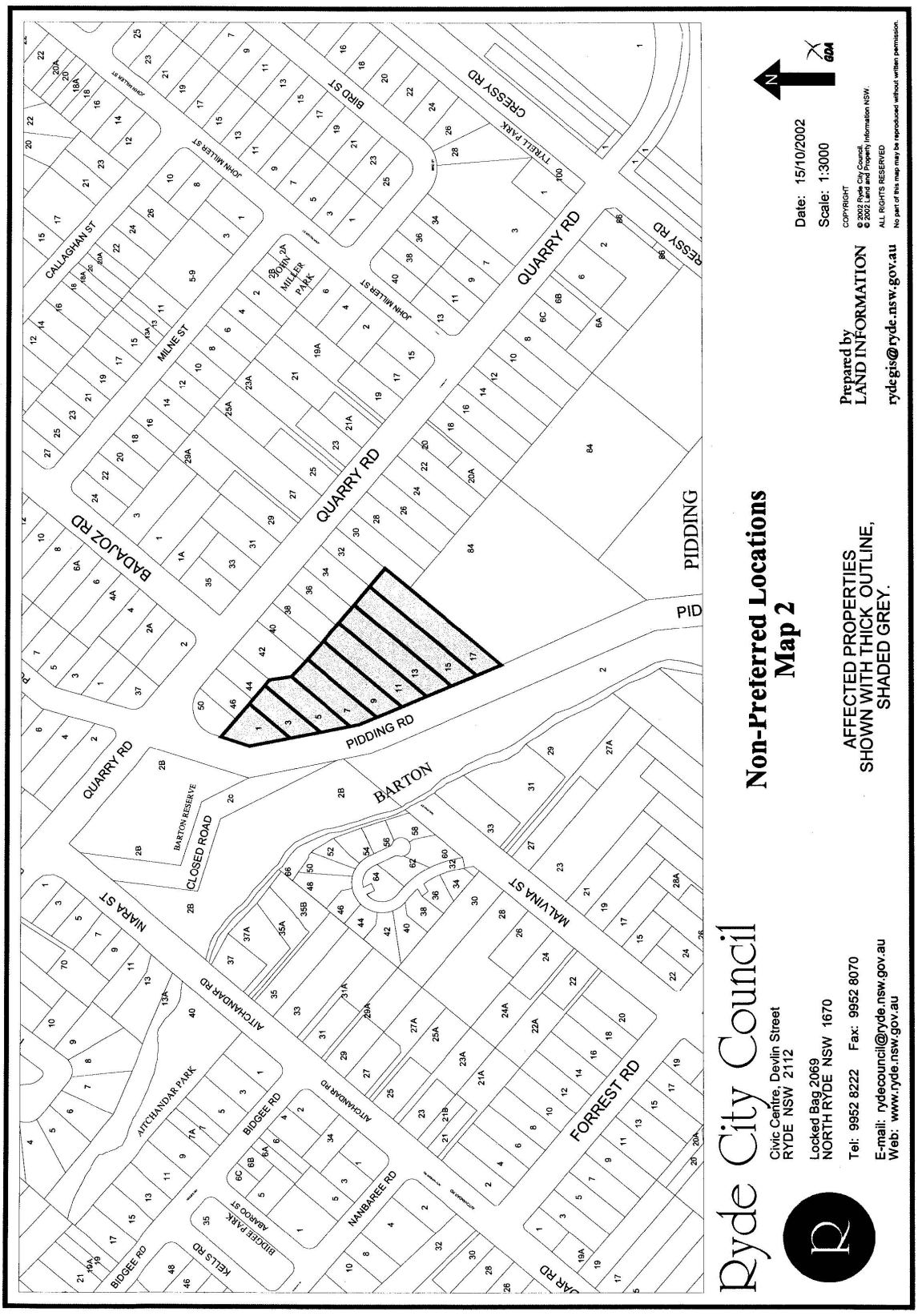
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CALLAGHAN ST
BARTON RESERVE
CLOSED ROAD
NIARA ST
MALVINA ST
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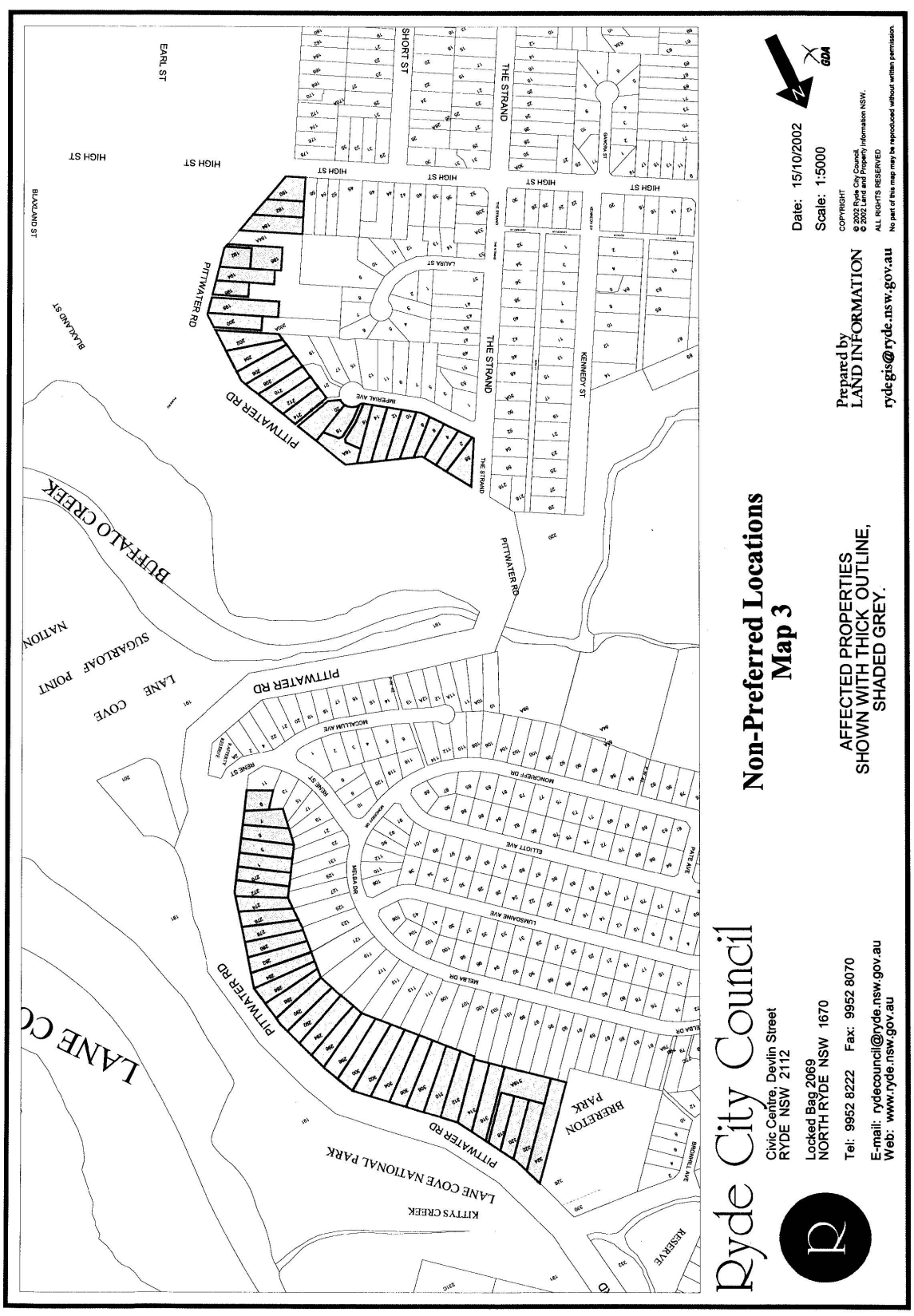
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LANE COVE NATIONAL PARK
KITTYS CREEK
BRERETON PARK
RESERVE
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ELLIOTT AVE
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PYLE AVE
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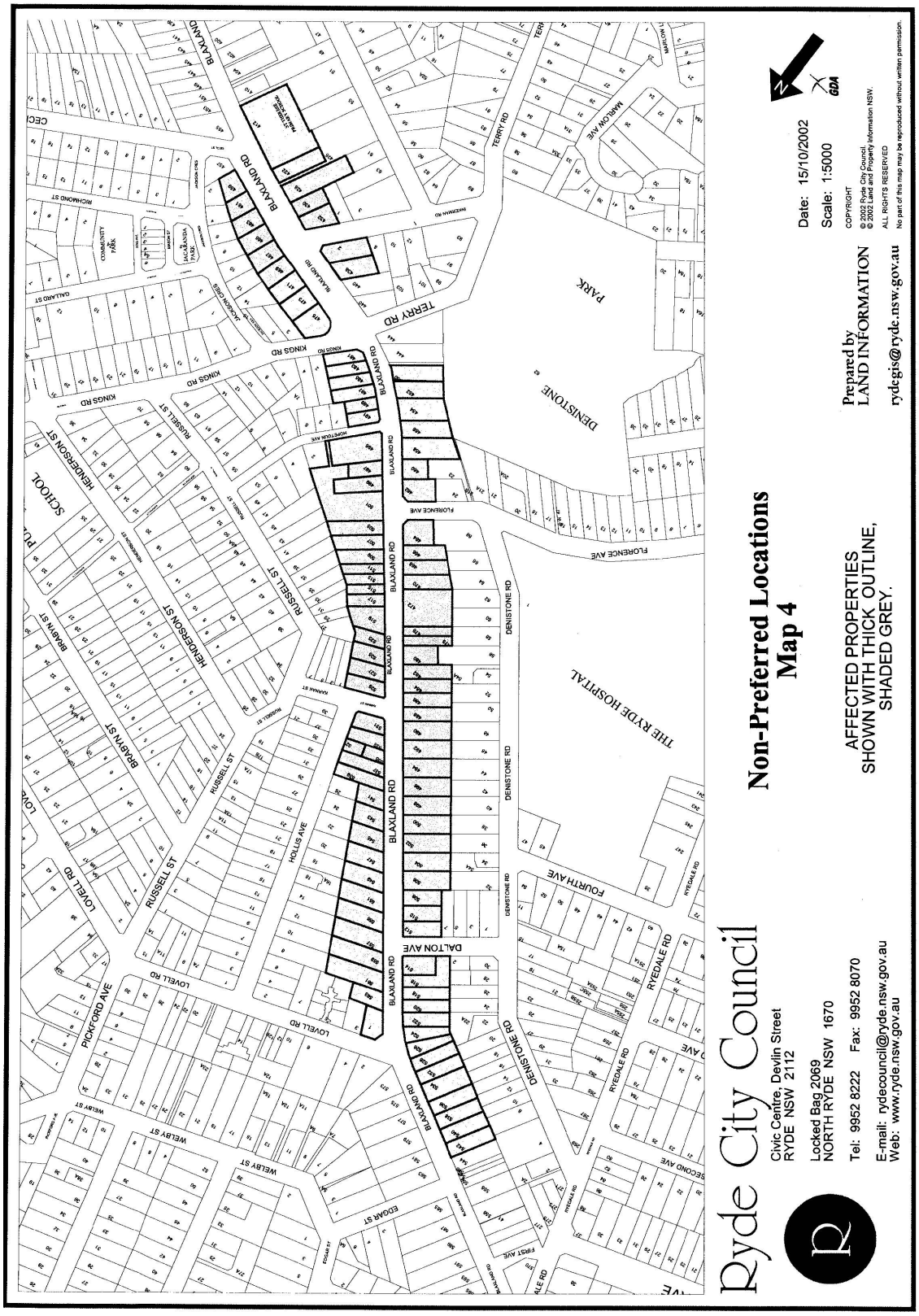
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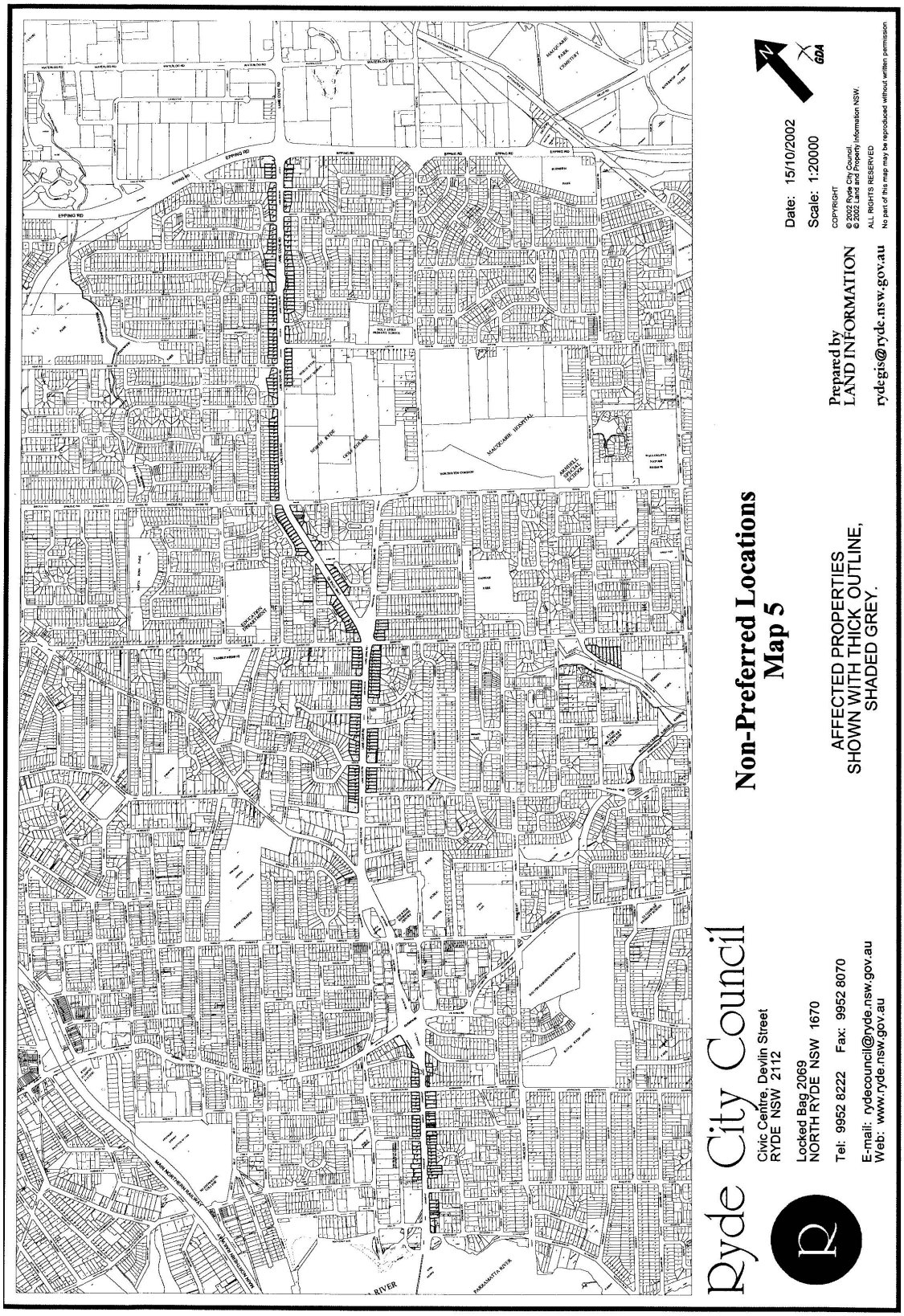
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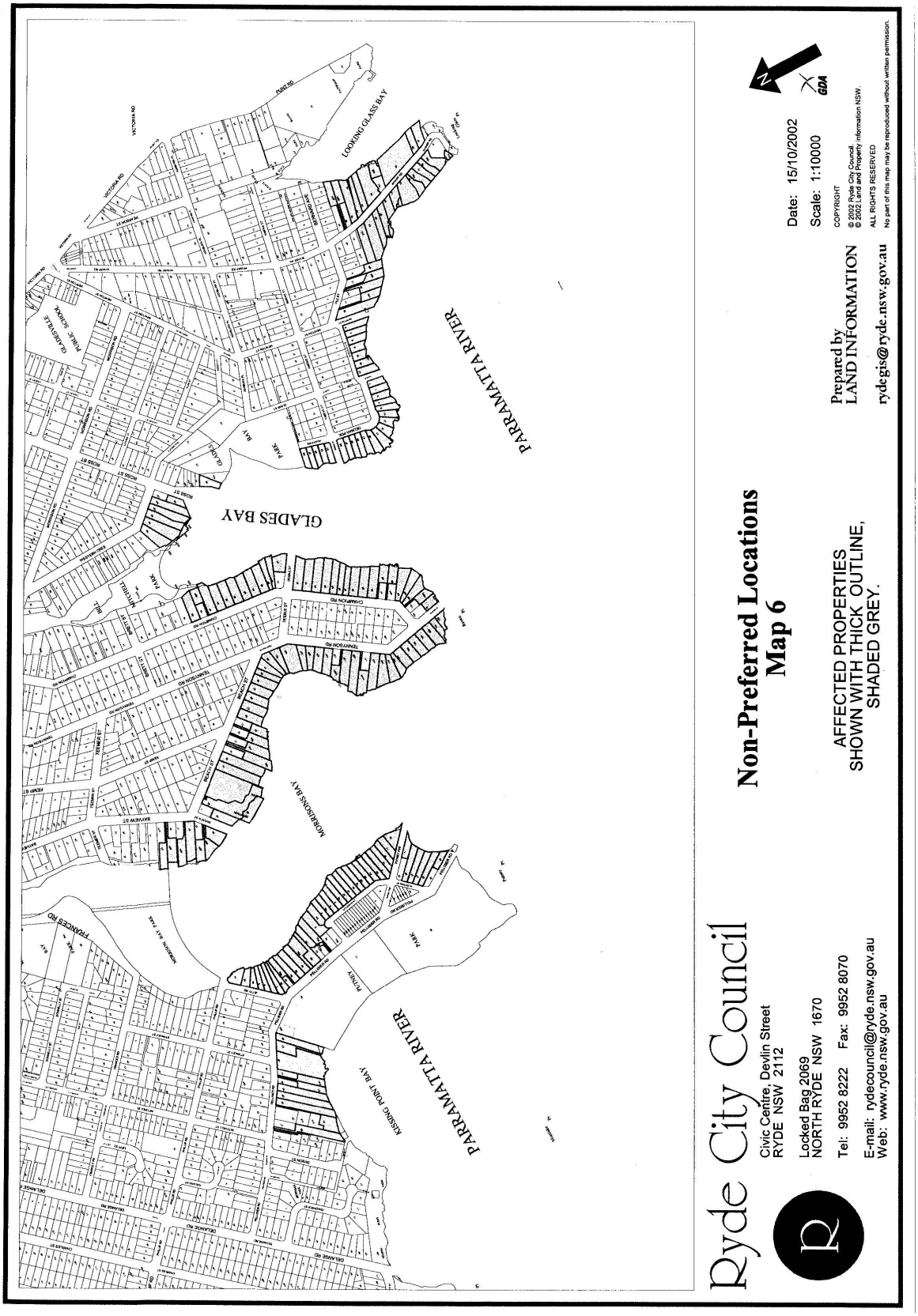
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Non-Preferred Locations
Map 6
AFFECTED PROPERTIES
SHOWN WITH THICK OUTLINE,
SHADED GREY.
Prepared by
LAND INFORMATION
rydegis@ryde.nsw.gov.au
Date: 15/10/2002
Scale: 1:10000
GDA
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PARRAMATTA RIVER
GLADES BAY
LOOKING GLASS BAY
MORRISONS BAY
KISSING POINT BAY
PARRAMATTA RIVER

Schedule 3 – Waste Bin Storage Area Enclosures

The bin storage area should have walls constructed of brick or other approved masonry and be designed to screen the garbage bins from view. The storage area should not be higher than 1.3 m.

The floor of the bin storage area should be constructed of concrete, graded and drained so that surface water from the bin storage area is discharged onto a landscaped area on the site. The discharge of surface water from this area to the Council's stormwater drainage system.

Where building occupants can look down on the bin storage area, a roof should be provided over the bins unless adequately screened by other means.

Entry to the bin storage areas should be from the rear or the side. Bins must be screened from the street.

The minimum space required for each bin is 700 mm wide, 750 mm deep and at least 1.2 m high where a roof is provided over the bins.

The floor layout of the bin storage area should be designed so that each bin can be accessed and serviced without the need to move another bin. Typically bins should be arranged in rows with clear access at least 1 m wide along one side to permit easy servicing.

A paved pathway at least 1 m wide must be provided between the entry to the bin storage area and the front boundary. The path must be moderately graded to permit easy access for servicing and must not incorporate any steps.

Gates are not permitted between the storage area and the street as these may impede access for servicing purposes.

Suitable landscaping should be provided around the bun storage area to minimize the impact on the streetscape and nearby residents.

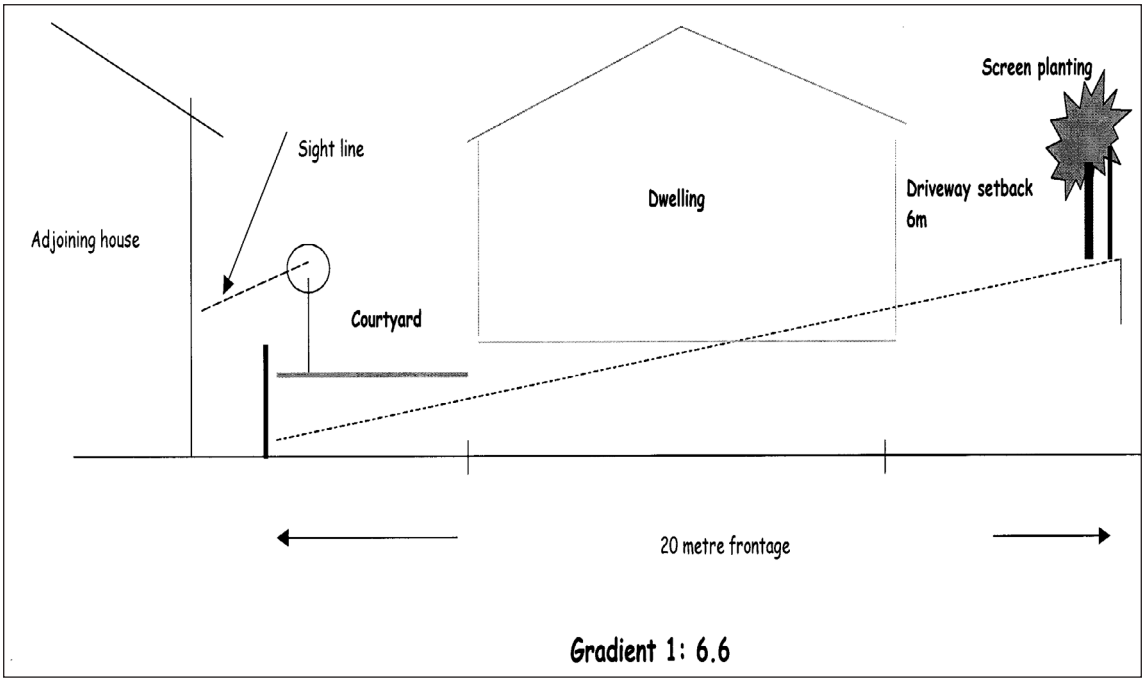
Note: As information on waste storage requirements may change, contact should also be made with Council's Waste Department (via Customer Service Centre).

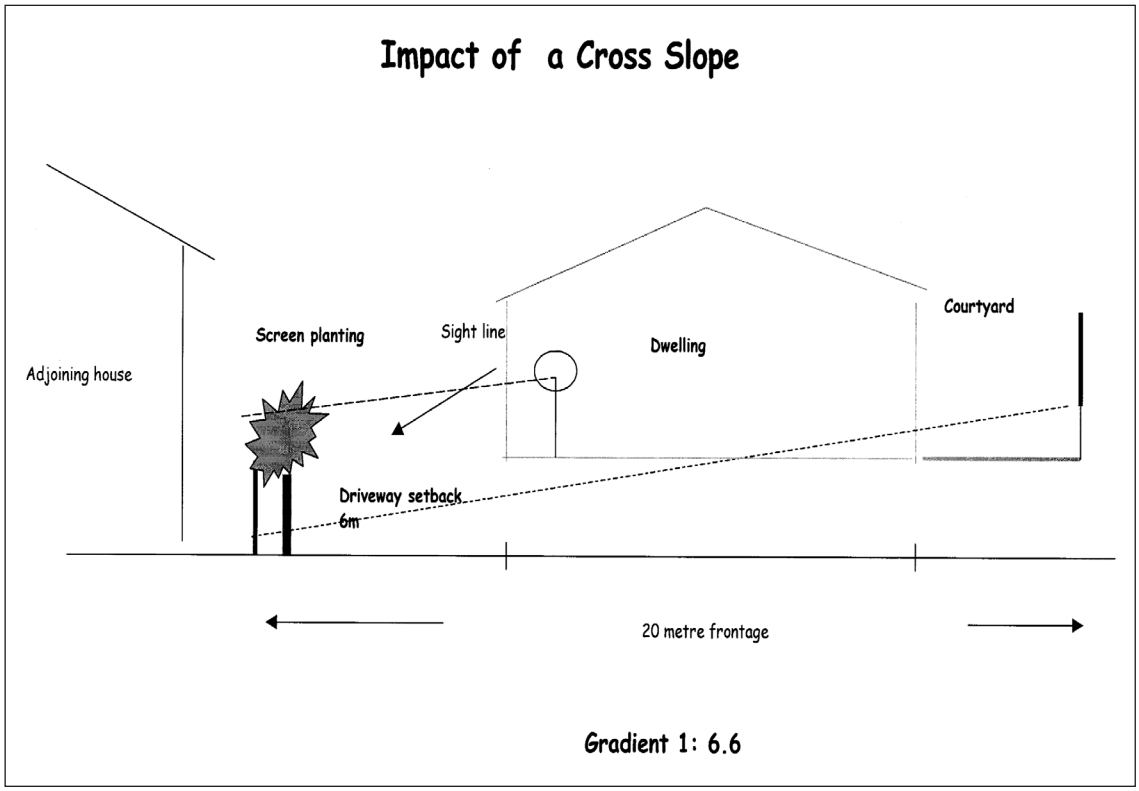
Schedule 4 – Designing for a Slope

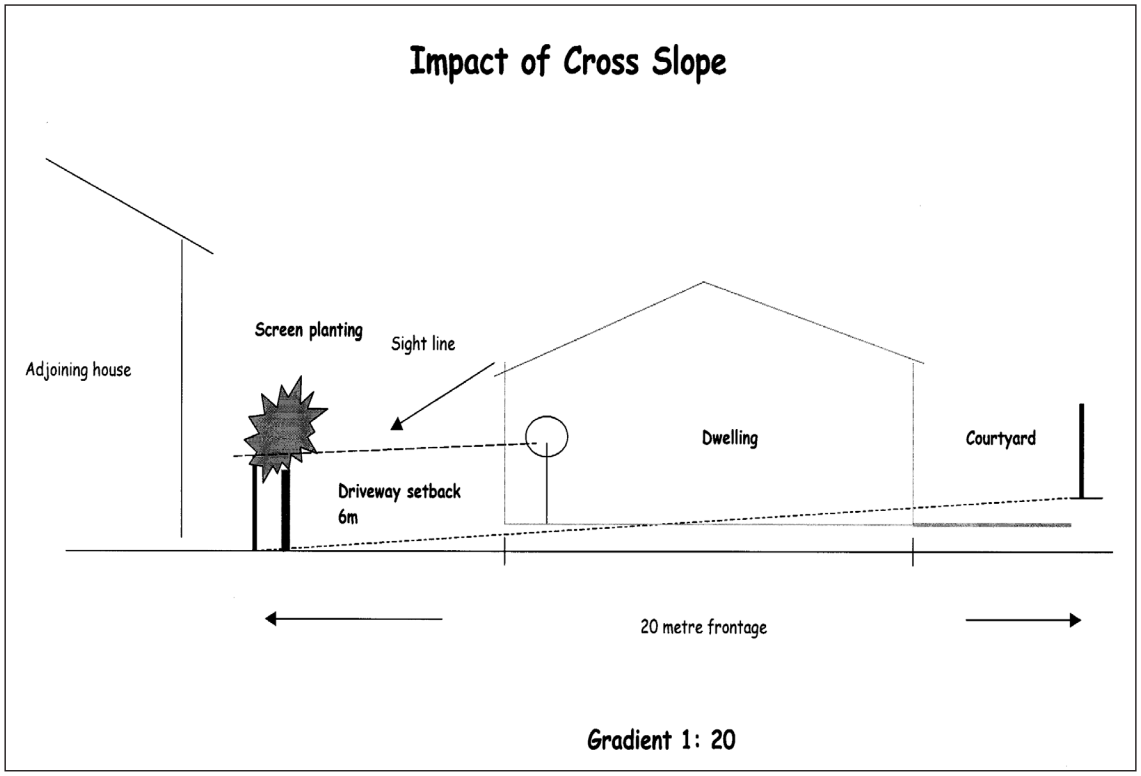
This Plan aims to improve the quality of design for sloping sites. The following diagrams illustrate the challenges that must be overcome when designing for sloping sites. These challenges include:

- Privacy for adjoining properties
- Extent to cut and fill
- Location of courtyards
- Construction of retaining walls

Development applications should be accompanied by cross sectional drawings.




Impact of a Cross Slope
Adjoining house
Screen planting
Sight line
Dwelling
Courtyard
Driveway setback
6m
20 metre frontage
Gradient 1: 6.6


Impact of Cross Slope
Adjoining house
Screen planting
Sight line
Dwelling
Courtyard
Driveway setback
6m
20 metre frontage
Gradient 1: 20

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