



Multi-dwelling Housing



Introduction

'Multi-dwelling Housing' means three or more dwellings on one lot of land that each have their own individual access at ground level. These are commonly known as a 'villas'.

Where is Multi-Dwelling Housing allowed?

Multi-dwelling Housing is permissible only within R2 Low Density zones on sites that:

- are a minimum size of 900m² and
- have a minimum road frontage of 20 metres.

Please note that Council's previous controls relating to Linear Separation no longer applies.

Can I Subdivide Multi Dwelling Housing?

Multi dwelling housing developments can be strata subdivided. It is advisable to apply for subdivision at the same time as applying for the construction of the buildings. (i.e. Demolition, Construction of Multi Dwelling Housing Development and Strata Subdivision)

What Controls Apply to Multi-dwelling Housing?

The controls regarding the setbacks, heights, car parking and landscaped open space are detailed within Council's *Development Control Plan 2014* under *Part 3.4 Multi dwelling housing (for Low Density Residential Zone)*. The Development Control Plan 2014 is available online at www.ryde.nsw.gov.au.

Building Height

Generally, dwellings with a street frontage can be 9.5m (2 Storeys) in height and those without street frontage are limited to 5m (single storeys) in height. See *Clause 4.3A (2) Exceptions to height of buildings of Ryde Local Environmental Plan 2014* and *Development Control Plan 2014 Part 3.4 Multi dwelling housing (for Low Density Residential Zone)- Section 3.3.2 – Height Controls* for further information.

Density

The maximum allowable density for each 1, 2, and 3 bedroom dwelling is 300m² and for 4 or more bedroom dwellings it is 365m². i.e. a site size of 900m² can only have a maximum of 3 dwellings, with each dwelling no more than 3 bedrooms in size.

The total maximum number of dwellings permissible on any single site is twelve (12). Additionally, in developments of more than 4 dwellings, no more than 75% of dwellings should have the same amount of bedrooms.

Setbacks

A range of setbacks to all boundaries apply under Council's *Development Control Plan 2014 Part 3.4 Multi dwelling housing (for Low Density Residential Zone)*. It is recommended that you review the Development Control Plan 2014 to determine what setbacks apply to your site. Generally:

Front Setback (Primary Street Frontage) - Determined based on existing developments on adjoining properties

Front Setback (Secondary Street Frontage) - 4.5m from the property boundary.



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Side and Rear Setbacks - 6m where vehicle access is provided and 4.5m for all other boundaries. Council may allow up to 50% of the wall of any Multi dwelling housing dwelling to be 3 metres from the side and rear boundary where articulation and modulation is achieved. This does not apply to where courtyard spaces must be provided.

Open Space

Each dwelling must have an attached private open space and separate access from an unbuilt upon portion of the site. For a 2 bedroom dwelling, the courtyard must be a minimum of 30 m² and for a 3 or more bedroom dwelling it must be 35m². All outdoor space must have a minimum dimension of 4m and be at natural ground level. The total amount of pervious surface area for the site must not be less than 35% of the site.

Accessibility

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.

Car parking

1 space for each 1 – 2 bedroom dwelling, 2 spaces for each 3 or more bedroom dwelling and 1 visitor space for every 4 dwellings. Basement car parks are not permitted.

Cut & Fill

The levels of the site should not be altered by more than 300mm.

For More Information

This information sheet provides a summary for **multi-dwelling housing**. Any person using this document must do so with the understanding that the information is a guide only, and each application is assessed on its merit. For further details refer to **DCP 2014 Part 3.4 – Multi-dwelling Housing**. Please note that a comprehensive list of the requirements for lodging a Development Application is available on Council's Website (www.ryde.nsw.gov.au) or at Council's Customer Service Centre.

You can meet with Council staff at the Ryde Planning and Business Centre located within the Top Ryde Shopping Centre and discuss your site and development in further detail. Consultations are on a bookings only basis which can be made [online](http://www.ryde.nsw.gov.au/Development/Ryde+Planning+and+Business+Centre) (www.ryde.nsw.gov.au/Development/Ryde+Planning+and+Business+Centre)

City Of Ryde

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