



City of Ryde

# POLICY FOR TENNIS COURTS

Council at its meeting of 8 April 1980 (vide Minute No.109) approved a policy for tennis courts.

This policy has been amended in accordance with subsequent changes to planning legislation and controls.

The policy applies to all tennis courts in City of Ryde.

- (a) A Development Application must be submitted to Council under the provisions of the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000. Three (3) copies of the application and all plans and details are required to be submitted along with a PDF version on CD.

The design and location of the proposed tennis court needs to have regard to planning controls contained in the Ryde Planning Scheme Ordinance (including Part IX – Heritage Conservation and Clause 40 – Foreshore Building Lines) and the City of Ryde Development Control Plan 2006 particularly with regard to the following matters:

- Part 3.3 (Dwelling Houses and Duplex Buildings) for setbacks, minimum deep soil planting areas, acoustic privacy and fencing.
- Part 8.2 (Stormwater Management) for drainage of the site including any requirement for an easement and / or on-site detention.
- Section 5 (Character Areas).
- Section 7 (Environment).

The following information is required to be submitted:

- Survey Plan.
- Site Analysis.
- Site plan including details of buildings (including window locations), outbuildings and vegetation on adjoining properties.
- Specifications of the proposed tennis court, fencing, associated buildings any proposed lighting.
- Stormwater and drainage details.

- Earthworks where proposed including cutting a filling of the site, details of construction of stable batters and/or retaining walls including cross-sections.
  - Landscaping plan for the area surrounding the proposed tennis court.
- (b) The amenity of the neighbourhood is not to be disturbed by reasons of noise, lighting or any other nuisance which may arise from the use of the tennis court.
- (c) Tennis court lighting is not to be used after 10.30pm.
- (d) The tennis court is not to be used for hire or coaching purposes in residential areas.
- (e) If it is proposed that the tennis court to be used for hire, including coaching for a fee, full details must be submitted to Council for consideration including likely number of patrons, hours of operation and car parking.
- (f) The fencing and/or courts to be sited not less than one metre from any boundary and shall not encroach upon building lines.
- (g) The maximum extent of cut and fill across the footprint of the tennis court is to be limited to 600mm cut or 600mm fill on residential properties. For all properties, details of the source or disposal of any spoil from cutting and filling the site are to be provided with the Waste Management Plan. Attention is drawn to the publication "Accepting Fill on your Property" which can be accessed from Council's website ([www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)).
- (h) Details of any buildings or structures to be demolished on site are to be provided including photographs, Demolition Work Statement and Waste Management Plan.

Dated: 17 March 2008