

City of Ryde Development Control Plan 2014

Part: 4.4 Ryde Town Centre

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

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէ՛ք Րայդ Բիւրոյ Սիւվիլ 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 հեռաձայնեցէ՛ք Հեռաձայնի եւ Թարգմանական Սպասարկութեան՝ 131 450, եւ խնդրեցէ՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուէ 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

This Part will facilitate the revitalisation of Ryde Town Centre as a vibrant, attractive and safe urban environment with a diverse mix of retail, commercial, and leisure opportunities.

This Part should be read in conjunction with other City of Ryde Planning Policies and Development Standards.

1.1 The Purpose of this Part

This Part will facilitate the revitalisation of Ryde Town Centre as a vibrant, attractive and safe urban environment with a diverse mix of retail, commercial, residential and leisure opportunities.

1.2 The Land affected by this Part

This Part applies to land defined in Ryde Local Environment Plan (LEP) 2014 Centres Map as Ryde Town Centre and in the drawing entitled Ryde Town Centre: Extent as shown on the next page (Figure 4.4.01).

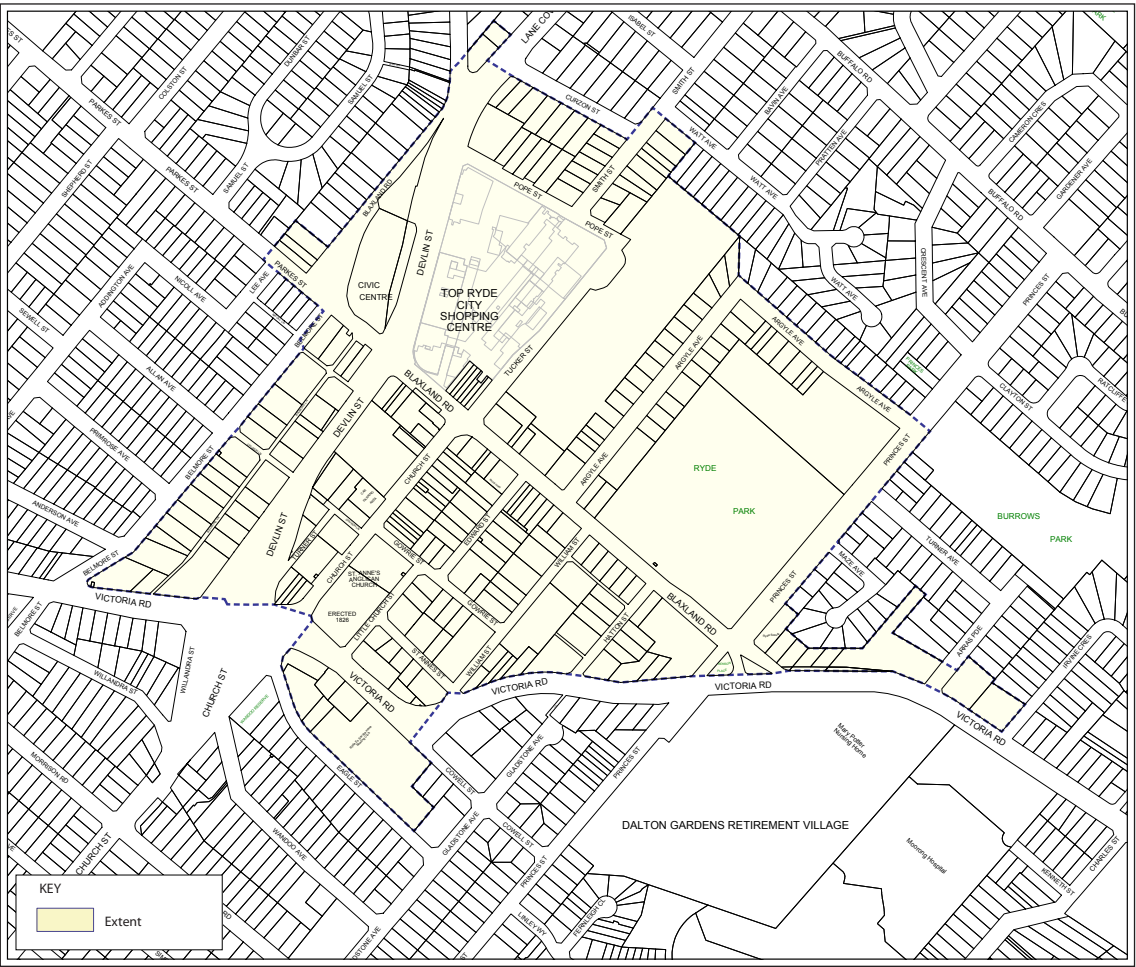


Figure 4.4.01 Ryde Town Centre Extent

1.3 Relationship of this Part to other Plans

This Part supplements and gives guidance to the controls and objectives of *Ryde LEP 2014*. It is also part of a series of plans promoting the revitalisation of Ryde's business centres and should be read in conjunction with other relevant Council plans and policies, including but not limited to:

- *Section 94 Development Contributions Plan 2007*
- *Adopted Top Ryde Town Centre LEP Traffic Assessment Report 2005*
- *Ryde Town Centre Public Domain Plan, 2005*

This Part should also be considered in conjunction with the State Environmental Planning Policies (SEPP) including SEPP 65, Design Quality for Residential Flat Buildings.

1.4 Interpretation

In this Part, terms have the same meaning as in the *Environmental Planning and Assessment Act 1979* (as amended) and the *Ryde Local Environmental Plan 2014*. If there is an inconsistency between this plan and other codes or policies this Part shall prevail.

1.5 The Structure of this Part

This Part identifies objectives and controls that will shape the future development of Ryde Town Centre to create an attractive, accessible and unique urban environment in which to live, work, shop, and visit. It will build on the historic role of Ryde Town Centre as the civic heart and retail hub for the City of Ryde.

The controls indicate how the objectives are to be implemented.

1.6 How to use this Part

1. If your land is affected by this Part you will need to also consider the Controls of the *Ryde Local Environmental Plan 2014 (Ryde LEP 2014)* and other relevant planning documents and policies in any development application submitted to Council. Council's plans and policies may be viewed at the Civic Centre, Devlin Street, Ryde or on Council's website: www.ryde.nsw.gov.au.
2. *Ryde Local Environmental Plan 2014* defines permissible land uses and heights.
3. This Part establishes detailed development principles for land use management, parking, built form, environmentally sensitive design and the public domain in Ryde Town Centre. It is important that these elements are considered as an integrated whole and to understand that no single element is necessarily more significant than another when preparing a design solution for a site.
4. Appropriately qualified professionals should be engaged to prepare a DA submission.
5. Applicants should take advantage of Council's pre-lodgment service prior to submitting a Development Application. Enquiries may be directed to Council's Customer Service Centre.
6. For information to assist in submitting a DA, see Council's website at www.ryde.nsw.gov.au.

2.0 OBJECTIVES

This Part is one of a number of planning initiatives undertaken by Ryde Council to revitalise established urban centres within the City of Ryde. The vision for each centre is to create a unique character arising from its natural and built features, history and community expectations.

The objectives of this Part are to promote Council's vision for Ryde Town Centre.

2.1 Vision

Ryde Town Centre will be an attractive place to live, work and visit. The future character of Ryde Town Centre will build on its historic role as a community and retail hub catering for leisure and learning, shopping and business.

This Part identifies strategies and controls that will shape the future development of Ryde Town Centre to create an attractive, accessible and unique environment in which to live, work, shop, and visit. High quality built form will define and edge public spaces.

2.2 Planning Principles for Ryde Town Centre

The planning principles for Ryde Town centre are:

1. Regional role
 - a. Development within the Ryde Town Centre is to contribute to the status of the land as an important retail, business, employment, recreational, entertainment, civic and residential centre.
2. Sustainable planning and development
 - a. Development is to minimise energy, water and materials use and resultant pollutants (such as greenhouse gases, stormwater liquid and solid waste) during construction and life cycle of the development.
 - b. Planning and development is to ensure that social, economic and environmental issues are considered together and with proper regard for their mutual cumulative impacts.
 - c. Development is to enhance employment, recreation and residential opportunities, and encourage adaptable living environments, in the Ryde Town Centre.
 - d. The comprehensive redevelopment of Precinct 2 (the Town Core Precinct), as identified on the Ryde LEP 2014: Ryde Town Centre Precincts Map is to include a mix of residential, recreation, civic and commercial development and contribute to the revitalisation of the Ryde Town Centre.
 - e. Residential development (with the exception of Precincts 9, 10, and 11 as identified on the Ryde LEP 2014: Ryde Town Centre Precincts Map is to provide a variety of housing (including affordable housing) to accommodate a range of income groups and increase housing choice.

3. Public domain
 - a. All planning, design and development activities must take account of and effectively respond to the linkages and interfaces between public space and private land and create a high quality physical setting for buildings.
 - b. Development is to create a safe and accessible public domain that will be enjoyed by shoppers, residents, workers and visitors. Active uses are to be located along pedestrian thoroughfares and streets.
 - c. Development of the public domain is to facilitate pedestrian movement and cycling between precincts within the Ryde Town Centre and surrounding areas.
 - d. Public streets and public domain spaces are to be created in accordance with relevant Council policies and plans.
4. Urban form
 - a. Development is to demonstrate design quality and respond appropriately to the landmark qualities of the ridgeline, gateway locations and to places of heritage significance within Ryde Town Centre.
 - b. Urban form, including public domain enhancements, land use, height and appropriate built form, are to contribute to an individual identity for each precinct identified on the Ryde LEP 2014: Ryde Town Centre Precincts map.
 - c. Development is to provide a transition between the Town Centre and adjoining residential areas with complementary land-uses and the scale and massing of built form.
5. Transport and access
 - a. Development is to promote a compact working and living environment to maximize the efficient use of resources and infrastructure provisions.
 - b. The safety, amenity and convenience of pedestrians and cyclists is to be considered in all development.
 - c. Public transport use will be promoted by the provision of facilities for users.

2.3 The Objectives of this Part

Objectives

1. **To reinforce Ryde Town Centre as an important cultural, civic, commercial, retail, employment, education, residential and recreation location**
 - a. Revitalise Ryde Town Centre as a retail and government service centre meeting the needs of local communities.
 - b. Develop a mixed-use centre with a wide range of housing, employment and recreation opportunities.
 - c. Create sustainable employment opportunities that are compatible with shopping, living and recreation environments.
 - d. Create residential development that contributes to village life with increased activity at the weekends and in the evenings.
 - e. Enrich the neighbourhood by accommodating a diverse population in a wide range of housing types.

2. To enhance the civic qualities of Ryde Town Centre

- a. Develop new high quality, sustainable public buildings and public domain spaces and improve the existing public domain.
- b. Integrate Ryde Park into the Town Centre as a significant heritage, recreation, leisure and community resource.
- c. Develop community facilities that are readily accessible and encourage participation.
- d. Enhance and increase the physical and visual prominence of the Civic/Mixed Use Precinct.

3. To create an attractive, safe, convenient and well-used pedestrian environment and public domain

- a. Create a high quality public domain that is safe and accessible for all, during and outside business hours.
- b. Improve pedestrian connections within Ryde Town Centre, Ryde Park and surrounding areas.
- c. Ensure positive interfaces between public space and private development.
- d. Enrich the public domain with public art that interprets local history, culture and social identity.
- e. Develop a high quality public domain with durable and attractive finishes, furniture, lighting, public art, information and directional signage.

4. To develop a high quality urban centre

- a. Reinforce the legibility of the town centre street pattern comprising primarily Blaxland Road, Church and Tucker Streets.
- b. Create a compact living and work environment to promote walking and the efficient use of public resources including public transport, schools and parks.
- c. Enhance and extend the public domain as an amenity for all.
- d. Protect sun access to significant public domain spaces.
- e. Ensure that all development addresses the public domain and street frontages.
- f. Protect streetscapes and the pedestrian environment from adverse impacts of site servicing, garage doors, driveways and loading docks.
- g. Protect and conserve heritage resources.
- h. Identify existing assets (including landscapes, trees, exemplary built form and public art) that contribute positively to the urban environment and ensure their retention and enhancement.
- i. Create eleven distinctive precincts, each with an individual identity drawn from its history, natural and built features, community needs and expectations.

5. To develop high quality built form

- a. Give detailed guidance to development standards.
- b. Ensure well-designed buildings constructed of durable and attractive materials.
- c. Protect and enhance the integrity of heritage items and encourage their interpretation, adaptation and sympathetic reuse.
- d. Ensure development is flexible and durable and able to accommodate a range of uses over time.
- e. Create distinctive precincts within the Town Centre each with a unique identity drawn from its history, natural and built features, community needs and expectations.

6. To develop a sustainable town centre that balances social, economic and environmental objectives

- a. Encourage efficient and appropriate land-use.
- b. Revitalise Ryde Town Centre with economically sustainable civic, commercial, retail and residential development.
- c. Intensify land-use to better utilise public transport and other public infrastructure.
- d. Improve facilities for public transport use, walking and cycling.
- e. Improve access and reduce the impacts of traffic congestion in Ryde Town Centre
- f. Develop public domain spaces and community facilities that support social interaction and community life.
- g. Ensure personal safety and security in the public domain.
- h. Develop sustainable buildings that are robust and adaptable to a variety of uses over time
- i. Develop environmentally sustainable shopping, living and working environments that conserve resources and:
 - Minimise long term energy and water consumption;
 - Protect and improve water and air quality;
 - Minimise waste production and encourage materials recycling and reuse; and
 - Integrate environmental management.

3.0 PUBLIC DOMAIN

A quality public domain attracts visitors, residents and investors. It contributes to an area's economic sustainability and livability. It is characterised by a safe, convenient and equitable pedestrian network. It provides opportunities for social and cultural interaction in a range of spaces from intimately scaled courtyards to grand civic plazas.

A quality public domain is flexible, attractive, functional, durable and robust.

3.1 Pedestrian Access + Through Site Links

The need for efficient, safe pedestrian routes throughout the Town Centre is important for its future success.

Objectives

1. To provide accessible, direct and safe pedestrian links on public and private property.
2. To establish a vibrant, safe and attractive public domain activated by diverse land uses, services and facilities.
3. To create a public domain that is well-used by residents, workers and visitors to Ryde Town Centre.

Controls

- a. Provide pedestrian through-site routes and public domain areas in accordance with the Public Domain Control Drawing opposite. (Figure 4.4.02)
- b. Pedestrian through-site routes must be:
 - i. Direct, without concealment opportunities and designed to provide clear sightlines from one end to the other;
 - ii. A minimum of 3 m wide, unless otherwise specified in Ryde LEP 2014 or this Part;
 - iii. Designed to consider pedestrian safety and the security of adjacent businesses;
 - iv. Activated by retail, civic and / or commercial land-uses;
 - v. Naturally lit and ventilated;
 - vi. Well lit at night;
 - vii. Publicly accessible between at least 7 am and 7 pm daily, however 24 hour public access is preferred;
 - viii. Accessible to all and designed to provide barrier free access;
 - ix. Have regard to Safer-by-Design Principles; and
 - x. Courtyards, plazas or squares should be provided to complement pedestrian through-site routes.

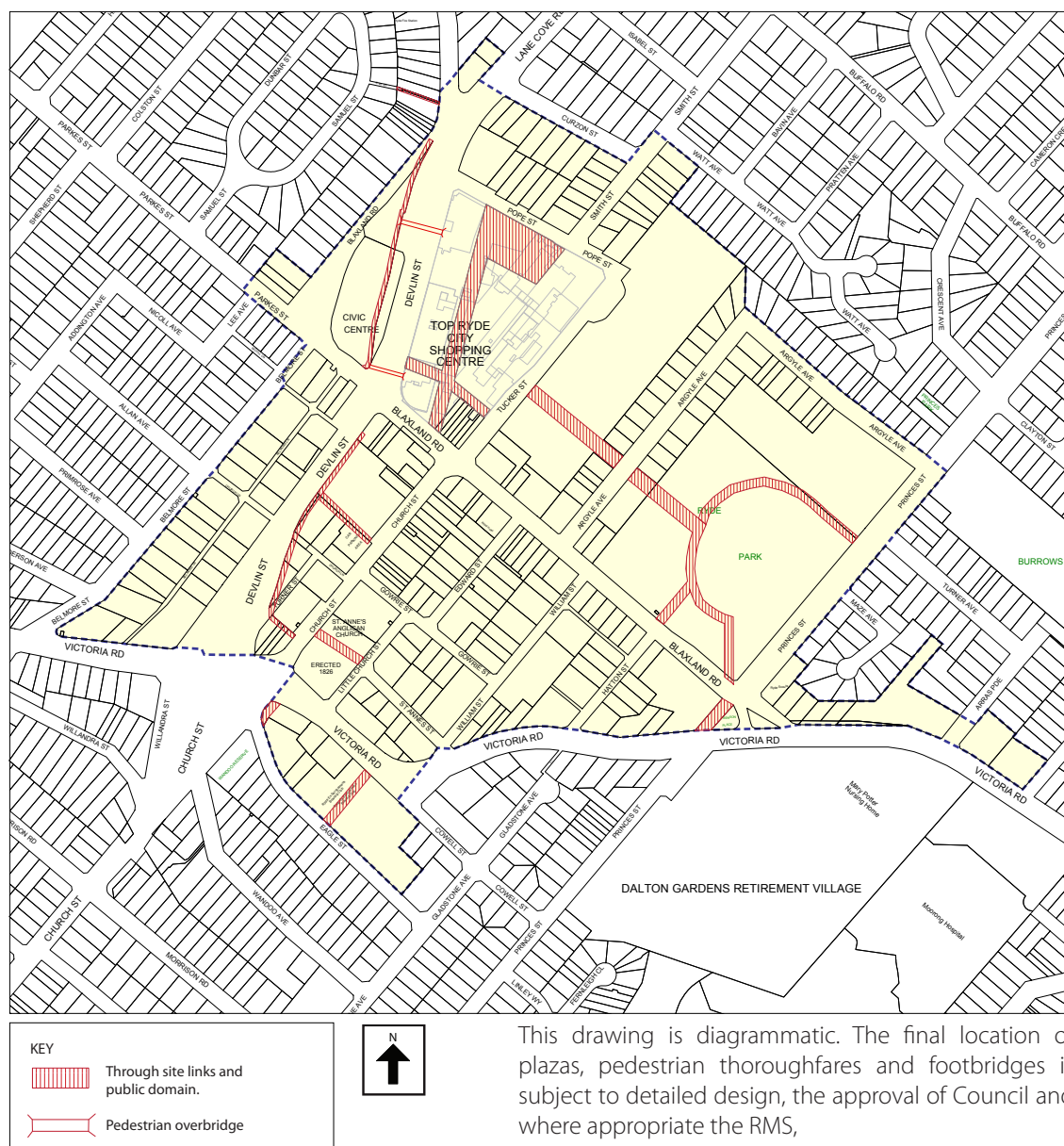


Figure 4.4.02 Public Domain Control Drawing

Note: Public domain areas are publicly accessible plazas, squares, courtyards and the like. They may be in public or private ownership.

3.2 Environmental Management and the Public Domain

Objectives

1. To protect solar access to public domain and open spaces whether publicly or privately owned.
2. To protect and enhance the amenity of public domain spaces whether publicly or privately owned.

Controls

- a. Provide solar access to no less than 80% of the ground plane for at least 2 hours between 10 am and 2 pm on June 21 (exclusive of shadows cast by trees) to the following public domain areas:
 - i. School playgrounds.
 - ii. Landscaped grounds of heritage items.
 - iii. Ryde Park including bowling greens.
 - iv. Public Open Spaces in the area identified in the Public Domain Control Drawing. (Figure 4.4.02)
- b. Building design is to minimise adverse wind effects on public open spaces. The orientation, height and form of development are to be designed to promote public safety and comfort at ground level. Awnings and galleria are to be provided, if necessary, for pedestrian comfort. Council may require an assessment of wind impacts and a statement of commitment regarding proposed wind mitigation measures.
- c. Building design should ensure that summer breezes are not blocked to private open space, such as courtyards and balconies, as well as to the public domain.

3.3 Active Frontage

Objectives

1. To enhance personal safety and security within the Ryde Town Centre.

Controls

- a. Provide ground level active uses where indicated on the Active Frontage and Awnings Control Drawing. (Figure 4.4.03)
- b. Active uses contribute to personal safety in the public domain and comprise:
 - i. Community and civic facilities.
 - ii. Recreation and leisure facilities.
 - iii. Shops.
 - iv. Commercial premises
 - v. Residential uses, particularly entries and foyers. However, these should not occupy more than 20% of the total length of each street frontage.
- c. Where required, active uses must comprise the street frontage for a depth of at least 10 m.
- d. Vehicle access points may be permitted where active frontage is required if there are no practicable alternatives.

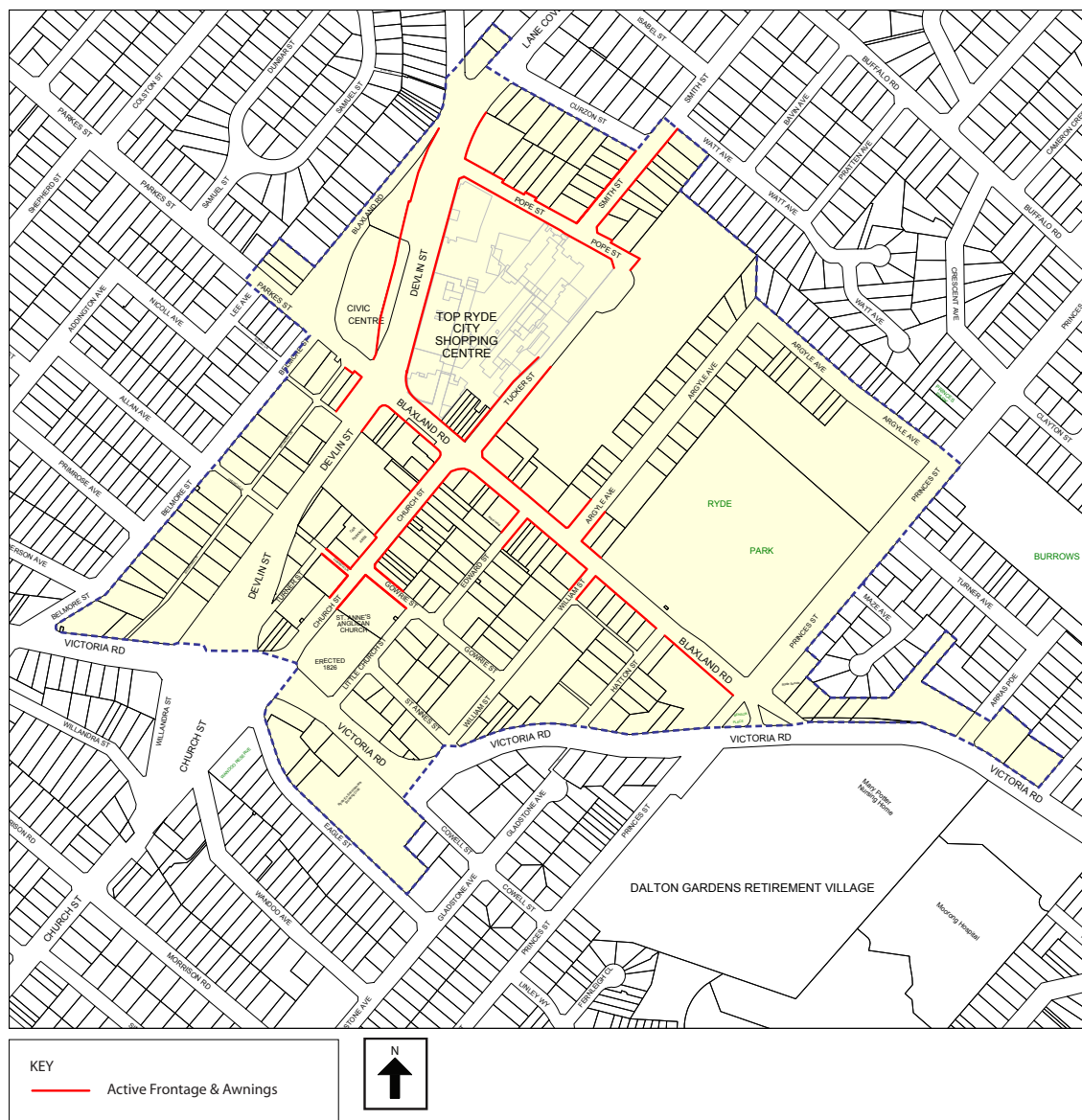


Figure 4.4.03 Active Frontage and Awnings Control Drawing

- e. Blank roller- shutter type doors are not permitted on ground level shop fronts.
- f. Serviced apartments hotels and motels shall not have apartments at the ground level. Locate retail, restaurants and / or other active uses at the ground level.

3.4 Awnings + Entry Canopies

Objectives

1. To unify the streetscape.
2. To contribute to pedestrian amenity (all-weather protection), safety and security (lighting).

Controls

- a. Provide continuous awnings as indicated in Active Frontage and Awnings Control Drawing (Figure 4.4.03).
- b. Awning soffit height is to be a minimum of 3 m awnings are to be set back 600 mm from the kerb edge. The heights of adjoining awnings should be considered.
- c. Design awnings to protect pedestrians from sun and rain. Glazed awnings will not be permitted where awnings are required unless it can be demonstrated that:
 - i. A cleaning and maintenance regime will be established; and
 - ii. Solar protection (shade) can be achieved; and
 - iii. Lighting will be installed to the underside of the awning that will light the footpath.
- d. Provide lighting, preferably recessed, to the underside of awnings, sufficient to ensure a high level of safety and security for pedestrians at night.
- e. Vertical canvas drop blinds may be used along the outer edge of awnings. Drop blinds may not carry advertising signage but may carry business identification signage.
- f. Where the street or ground level is sloped, awnings should step down the hill.

Note: Awnings are required along all Active Frontages

3.5 Access and the Public Domain

Public domain spaces within the Town Centre need to be designed and sited so that the areas are safe at all times for all pedestrians and cyclists and that they are accessible to all.

Objectives

1. To reduce vehicular conflicts through good design of building entrances, reducing footpath cross-overs, introducing rear lanes and the like.
2. To clearly differentiate uses and separate conflicting uses.
3. To use appropriate lighting levels.
4. To encourage 'safe' pedestrian access and mobility.

Controls

- a. If required by Council, footpath improvements in accordance with the Ryde Town Centre Public Domain Plan are to be implemented by the developer.
- b. All development must comply with Australian Standard 1428 and Part 9.2 Access for People with Disability under this DCP.
- c. Barrier free access must be provided to the common areas of all buildings and public domain areas.

- d. Adequate parking and safe convenient access to buildings for people with disabilities must be provided.
- e. To provide active frontage and quality building design, vehicular access ramps must be screened from view, contained wholly within buildings and may not ramp along street boundary alignments except in Devlin Street and by approval of Council and the RMS.
- f. Minimise the size, quantity and visual intrusion of vehicle access points. The preferred width of vehicle access points is 3 m however, up to 6 m may be permitted. Greater widths for car parking access may be approved, if it can be demonstrated that the greater width is necessary and that pedestrian safety is not compromised.
- g. Vehicular traffic must be separated from pedestrians and vehicular access points clearly identified with paving, signage and the like.
- h. Loading docks must be located so that vehicles do not stand on any public road, footway, laneway or service road and vehicles entering and leaving the site move in a forward direction.
- i. Parking should be well lit, easily accessible and screened from view to maintain the attractiveness of the streetscape.

Note: Reference to the provision of laneway access in LEP 2014 height and floor space incentive clauses means:

(1) the provision of a new laneway in a location required by Council to achieve public benefit

(2) the provision of laneway widening of an existing laneway in a location required by Council to achieve public benefit

3.6 Signage

All signage is to be in accordance with Part 9.1 Signage of this DCP.

3.7 Public Domain Finishes and Elements

The aim is to create visual unity in the design and appearance of public spaces in the Centre and to provide comfort and convenience for pedestrians.

Objectives

1. To provide for the amenity of pedestrians.
2. To ensure that street furniture is of a design and style that is consistent throughout the Centre.
3. To establish an identity for Ryde Town Centre.

Controls

- a. Provide paving in accordance with the Ryde Town Centre Public Domain Plan.
- b. The safety of pedestrians is to be given priority over vehicular traffic.
- c. Developers must provide for public domain embellishment, including paving, lighting, signage and street furniture in accordance with Ryde Town Centre Public Domain Plan and relevant Council policies and specifications at their own cost for all new developments and for additions or alterations to an existing development of 500 sqm or greater.

3.8 Landscaping and Street Trees

The aim is to increase amenity and biodiversity levels in the Centre. Street trees improve the liveability of an area is microclimate by providing summer shade and helping to cool summer breezes.

Objectives

1. To improve the microclimate.
2. To create attractive public spaces and walkways.

Controls

- a. Street trees and other planting shall be provided in accordance with the Ryde Town Centre Public Domain Plan and their health guaranteed for a minimum of 2 years.
- b. Ground level entry areas should be well lit and unobstructed by plantings to minimise risk to personal safety.

3.9 Public Art

Public art may be small and intimately scaled or monumental. It may be produced from a variety of media such as metal, concrete and light and an integral part of useful structures such as pedestrian bridges, seating, bollards and lighting. It may also be ephemeral such as banners celebrating cultural events like Chinese New Year. Public art adds interest to the public domain and contributes to the character of an area. Successful public art helps create a sense of place and is an expression of public memory and identity.

Objectives

1. To establish a unique identity for Ryde Town Centre.
2. To create a sense of place that relies on strong relationships with local communities history and expectations.

Controls

- a. Public art must be included in all new developments of \$5 million dollars or greater.
- b. A site specific Arts and Cultural Plan is to be submitted together with the development application. The Arts and Cultural Plan should be prepared by an arts and cultural planner and should address the following:
 - i. Identify opportunities for the integration of public art in the development;
 - ii. Identify themes for public art that are informed by the site history and local community issues including environmental sustainability;
 - iii. Be inclusive of communities catering for the elderly, youth, children, mothers and minority groups;
 - iv. Durability, robustness and longevity; and
 - v. Demonstrate how public art is incorporated in the site and built form design.
- c. Public art shall be located in publicly accessible areas of new development such as foyers, building exteriors, rooftops, adjoining footpaths and the like.
- d. To the greatest extent possible public art should have a dual purpose. For example public art may include lighting that contributes to luminance levels in the public domain and hence public safety. Public art may also include paving and street furniture such as seating, safety barriers and water features.

- e. Public art may be required as part of an Interpretation Plan for heritage and archaeological resources.

Note: The production and installation of a public artwork should not commence prior to approval of the Arts and Cultural Plan.

3.10 Hoardings

Objectives

1. To achieve high standards for the construction and maintenance of hoardings in Ryde Town Centre.
2. To improve standards of design and finish and promote high quality urban environment.

Controls

- a. For any development in Ryde Town Centre hoardings must include the following (unless duration of construction is to be less than 12 weeks):
 - i. Coordinated graphics that may form part of the public art program for the site;
 - ii. Project consultant information in one location;
 - iii. Required safety signage; and
 - iv. Solid panels in preference to open mesh and fencing.
- b. Traffic and Pedestrian Plan of Management is required for the hoarding, construction or demolition phase.

Note: Consultation with government authorities, including the RMS is the responsibility of the applicant.

4.0 ARCHITECTURE AND URBAN FORM

The aim of this Part is to create a town centre with a diverse range of public spaces from significant plazas and streets to intimately scaled lanes and courtyards catering for leisure and learning, shopping and business. High quality built form will define and edge public spaces. The Architecture and Urban Form Controls aim to create an appropriate relationship between landform, built form and public space by defining building heights, setbacks architectural qualities and forms. The Controls integrate environmentally sensitive design and consider public amenity including sun access to public space.

4.1 Building Height

Development within Ryde Town Centre is of a scale and character that promotes an attractive and sustainable urban environment.

Objectives

1. To attract investment, new employment opportunities and enhance economic sustainability.
2. To promote an urban scale in retail, civic and business precincts.
3. To promote opportunities for landmark development in appropriate locations.
4. To enhance the existing streetscape and ensure appropriate development scale in predominantly residential and heritage precincts.
5. To ensure adequate sunlight is available for all buildings, streets and public open space.

Controls

- a. Buildings must comply with the maximum heights described in *Ryde LEP 2014 - Height of Buildings Map*.
- b. Height Planes A, B, C and D apply where indicated on the Building Height Control Drawing in this plan (Figure 4.4.05).
- c. Building Height Plane described in Figure 4.4.22 shall apply to the required through site thoroughfare in Precinct 2 and defines the relationship of built form to the public domain.

Note: For Height planes, generally refer also to Figure 4.4.06.

- d. Floor to ceiling height must be a minimum of 2.7 m for residential uses.
- e. To ensure that ground floor levels are adaptable over time for a wide range of uses, the floor to ceiling height shall be a minimum of 3.5 m clear for the ground floor and street levels in all development, regardless of uses, in the B4 Mixed Use – land-use zone except for Precinct 4.

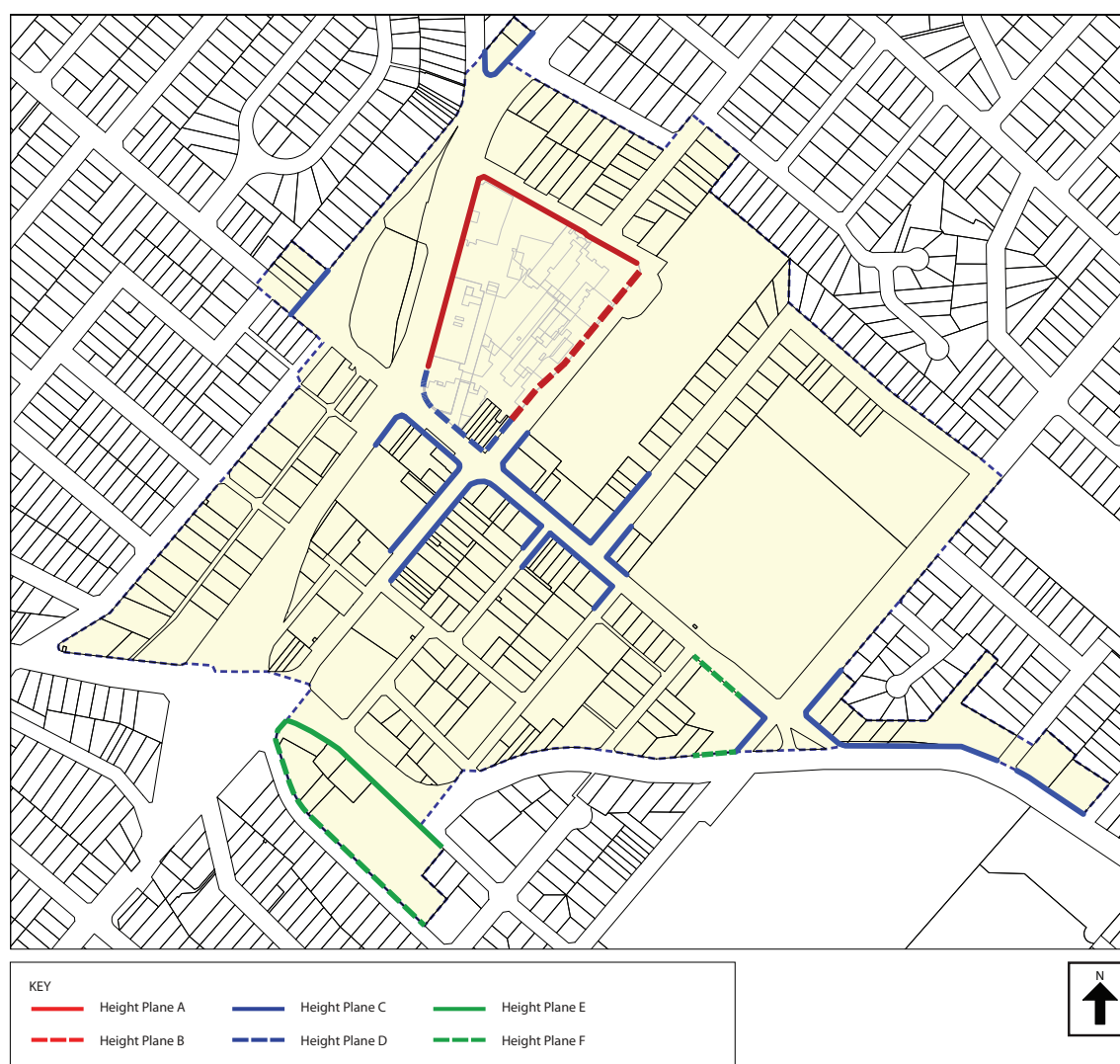


Figure 4.4.05 Street Edge Height Control Drawing for Ryde Town Centre

HEIGHT PLANE EXPLANATORY NOTES FOR FIGURE 4.4.06

The height planes are intended as a guide to built form. They may be varied if it can be demonstrated that solar access to publicly accessible space is enhanced or better “infill” design is achieved. Infill design may be guided by NSW Heritage Office guidelines.

Building Alignment is defined by the setback in the Setbacks and Build-to Lines Control Drawing.

Architectural Design Zone – The zone in which built form articulation and modulation is encouraged to achieve design excellence and passive solar control. Integrated design elements such as sun-shading, balconies, planter boxes and public art may be used to achieve articulation and modulation.

Environmental Design Zone – Setbacks above street level will be determined by Council after taking into consideration the environmental impact including solar access to Tucker Street and to school playgrounds and the design quality. Refer also Controls 4.2, 4.3 and 4.4 of this Part.

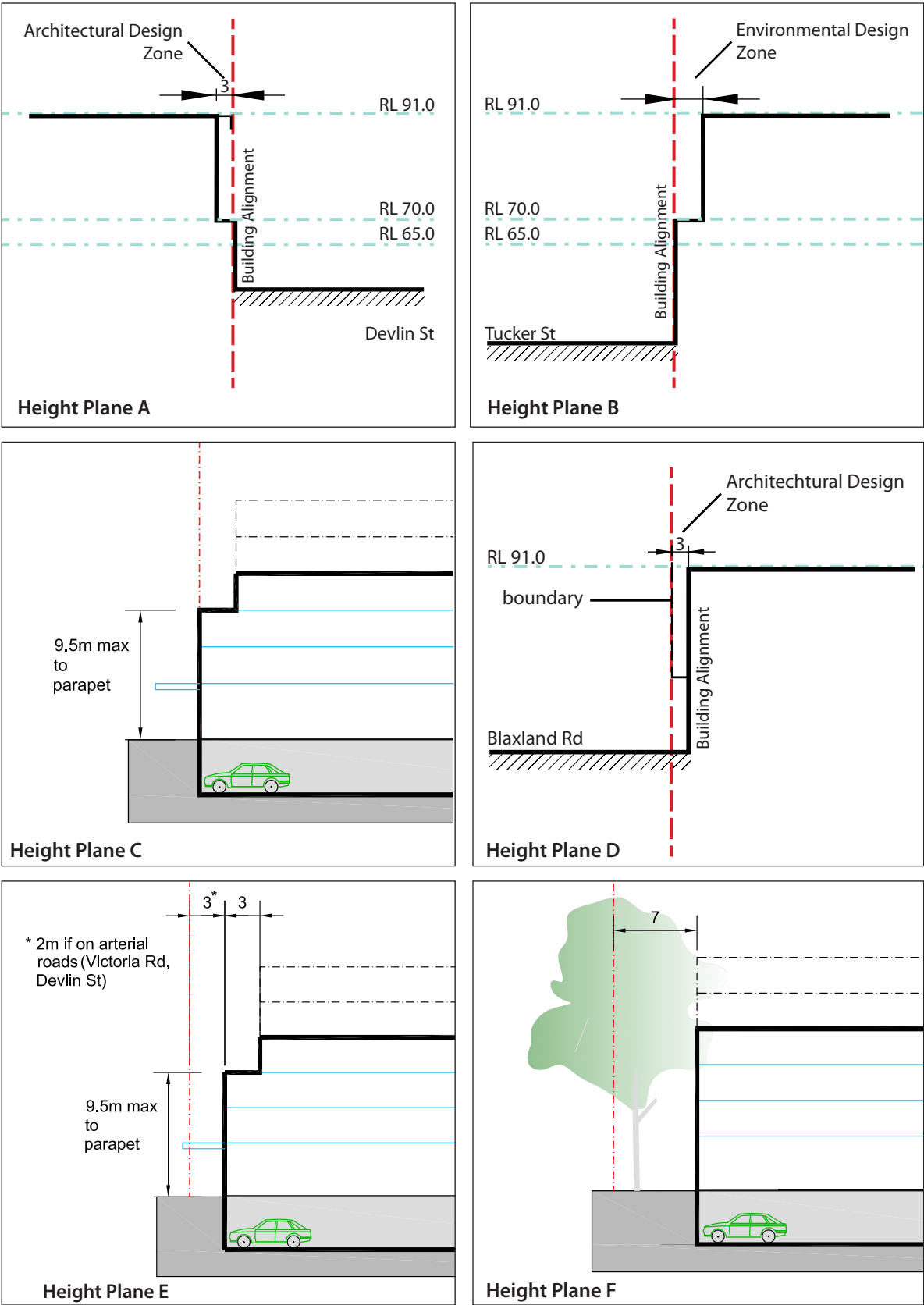


Figure 4.4.06 Height Control Planes

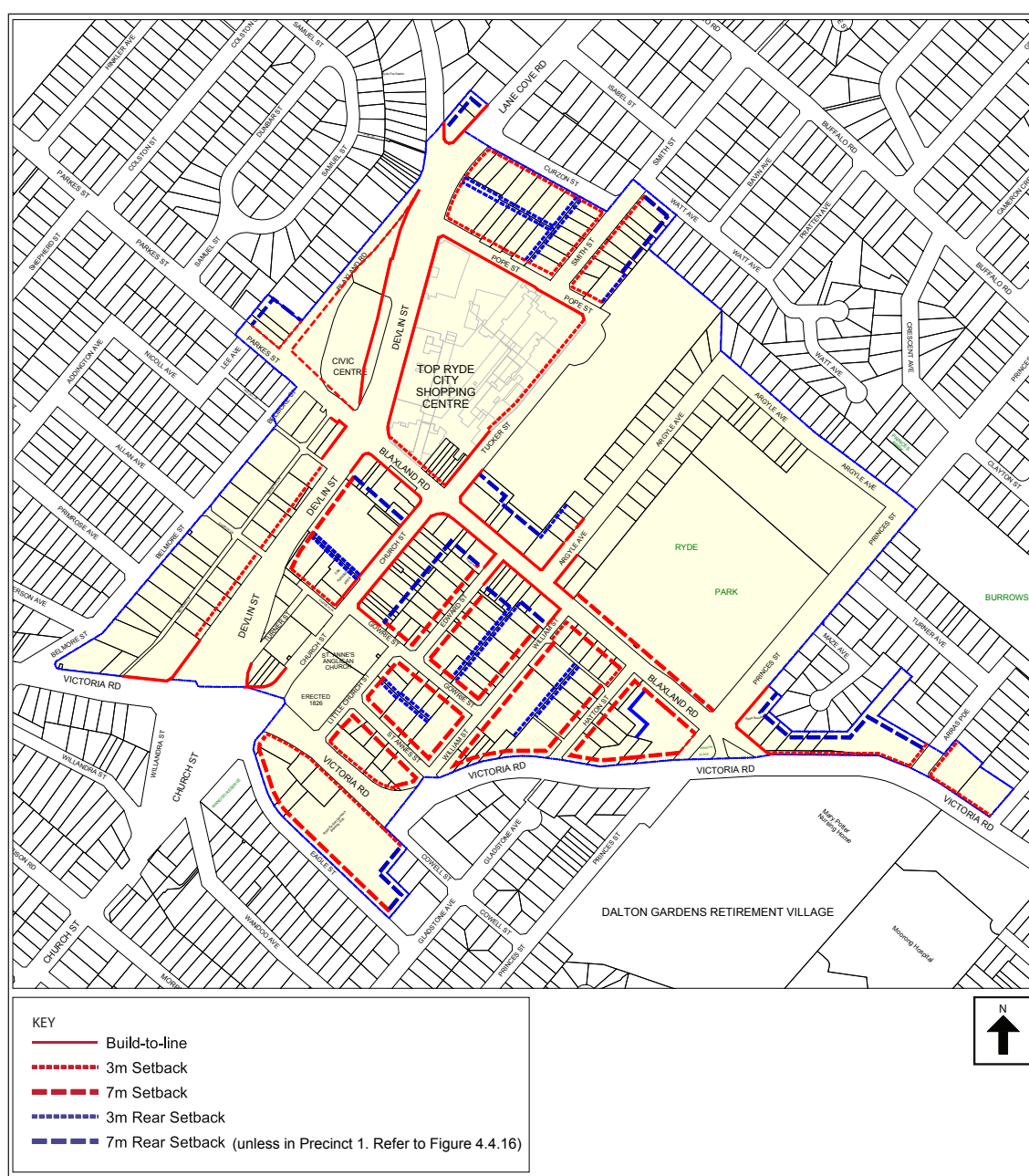


Figure 4.4.07 Setbacks and Build-to Lines Control Drawing

4.2 Setbacks and Build-to Lines

Front setbacks give streets and public squares physical definition and control the relationships of buildings to each other. The front setbacks defined in this Part will reflect and reinforce the character of each precinct within Ryde Town Centre and establish points-of-difference for each area. Business and retail areas are to be built to the street frontage to reinforce and promote a positive urban character and personal safety and security, while development in residential and heritage precincts is to be setback from the street in landscaped grounds. Rear and side setbacks control the relationships of buildings to each other and provide visual and acoustic privacy. Upper level setbacks reduce the visual bulk and scale of buildings; promote an interesting skyline and access to sunlight and fresh air.

Objectives

1. To establish an individual identity for each precinct and influence street character.
2. To integrate Safer-by-Design principles into the design of the public domain and built form.
3. To effect positive relationships between buildings.
4. To create an interesting skyline.
5. To promote sunlight access to the public domain and buildings.

Controls

- a. Building setbacks at the ground level must comply with the Setbacks Control Drawings Figure 4.4.07 and Figure 4.4.17.
- b. Develop built forms that are appropriate to the land use and setback requirements including row or street-wall buildings having continuous active uses at the ground level street frontage where the Zero Build-to-Line is specified.
- c. Ground level architectural features such as recessed doors and windows are permitted to a maximum of 400 mm from the Zero Build-to-Line to design out concealment opportunities and promote personal safety and security.
- d. Setbacks in Tucker Street may be varied provided that the following considerations are addressed to the satisfaction of Council:
 - i. Pedestrian Safety (including potential conflicts between pedestrians and vehicles at driveway crossings).
 - ii. Arrangements for drop-off and collection of children attending Ryde Public School and child care centres and children moving to and from Precinct 2.
 - iii. Traffic Management.
 - iv. Acoustic isolation between the public domain and loading docks, ramps, parking areas and the like.
 - v. Overshadowing and environmental impacts that affect amenity of the public domain.
 - vi. Design Quality including premium quality external façades. The Design Quality Plan shall demonstrate how this is achieved.

4.3 Building Depth

Objectives

1. To promote sustainable built form.
2. To improve the amenity of buildings for users.

Controls

- a. All occupied points on a commercial floor shall be no more than 15 m from a source of daylight. The preferred maximum depth of office buildings with openings on one side is 15 m. The preferred maximum depth of office buildings with openings on two or more sides is 30 m.
- b. Maximise daylight to public spaces in retail uses, including particularly arcades, circulation spaces, food courts and the like. Design devices such as atria and light wells are to be provided.
- c. Maximise natural ventilation in retail and commercial uses by incorporating where possible stack ventilation, openable windows, open air circulation spaces and courtyards.
- d. Achieve natural ventilation in residential buildings by having window openings in opposite directions and walls where possible.
- e. The maximum overall depth of residential buildings is 18 m unless design excellence can be demonstrated and natural ventilation is achieved.

4.4 Architectural and Design Quality

Elements such as windows, balconies and parapets contribute to a building's character, appearance and style, while the height and width are factors of the massing and scale of built form. For larger sites it will be necessary to consider the site in a holistic way. The site layout and the way built form relates to the context are important.

Objectives

1. To emphasise the landmark and civic qualities of Ryde Town Centre.
2. To ensure new buildings contribute positively to the urban character.
3. To ensure appropriate scale and amenity levels, such as sun access.
4. To ensure high quality built forms of a high quality that successfully integrate environmental sustainability with architectural design.
5. To place new development into the urban framework of the centre.
6. To contribute to the interest on the skyline and landmark potential of the ridgeline.
7. To protect the significance of heritage items and contributory buildings.

Controls

- a. Development on corners must address all street frontages. Entries, windows and other architectural elements should be placed to reinforce the corner.
- b. Provide building articulation elements including awnings, verandahs, decks, loggias, pergolas, bay windows and recessed doors.
- c. Windows and entries shall be placed to overlook public spaces and streets to provide surveillance opportunities.
- d. Balconies may not be continuous along the whole length of building façades.

- e. Provide solar protection, including awnings, recessed windows, roof overhangs, external shutters and screens to the western and northern elevations of buildings.
- f. Development should protect the existing level of amenity of adjacent development as well as for all users of the site.
- g. Where sites are amalgamated or existing large sites, express the existing or prevalent Ryde Town Centre lot structure in the design of new buildings. For example the width of shop-fronts and residential units should reflect the historic Ryde lot structure of Blaxland Rd and Church St.
- h. The material quality of all buildings and structures shall be to the satisfaction of the Council. In the opinion of Council building materials, external cladding and glazing shall:
 - i. Incorporate the principles of environmentally sensitive design, including passive solar design and whole of life energy conservation,
 - ii. Be durable, robust and of premium quality,
 - iii. Be integrated with the Arts and Cultural program for the site,
 - iv. Be attractive and contribute to the material quality of the public domain.
- i. Building materials shall not result in glare that causes discomfort or threatens the safety of pedestrians or motorists. A Reflectivity Report may be required to be submitted with the Development Application.
- j. Renewable resources such as plantation timber and waste minimisation should be used.
- k. Applications for proposals that incorporate residential flats are to be accompanied by a Design Statement detailing how the proposal meets the Design Quality Principles and Rule of Thumb of the Residential Flat Design Code.
- l. Applications for new development where the site area exceeds 900 m² must include the following documents that address issues of design quality:
 - i. A site analysis drawing that considers the context of the development including but not limited to pedestrian desire lines, public transport, sunlight access, adjoining and nearby development, topography and the location of significant trees.
 - ii. A proposed site layout plan that shows the relationship of the proposal to its context including adjoining properties and the public domain
 - iii. A model at 1:500 that includes the context
 - iv. 3D computer model of the proposed development and its context
 - v. Elevations and photomontages that show the streetscape for at least the entire block
 - vi. A design statement detailing how the proposal addresses the objectives of this Part and the principles of the Residential Flat Design Code and outlining the input at the earliest stages of a professional multidisciplinary design team that includes, for example, landscape architects, arts and cultural planners, architects, environmental engineers and transport planners.
 - vii. One or more 1:20 sections through the building street façade.

4.5 Streetscape Buildings and Elements

Streetscape buildings and elements add to our understanding of the development of the area and reinforce the character of the streetscape and individual precincts. Streetscape buildings and elements may include elements such as sandstone walls and sandstone kerbs. Streetscape Items may also have architectural qualities that demonstrate the objectives promoted by this Part.

Some streetscape buildings and elements may be potential heritage items. In these cases it is important to identify the heritage significance of the place prior to making decisions about changes to the place.

Objectives

1. To ensure that layers of development history are retained and contribute to the architectural diversity and identity of each precinct.
2. To retain valued components of streetscapes and promote complementary new development.
3. To ensure that an appropriate assessment of the heritage significance of potential heritage items is undertaken at the early stages of the design process.

Controls

- a. Items identified in the table entitled "Streetscape Buildings and Elements" (Table 4.4.01) should be retained.
- b. A heritage assessment of all streetscape buildings is to be included with development application. The heritage assessment is to be made in accordance with the NSW Heritage Division guidelines and is to consider the setting of the item.
- c. A pre-lodgment meeting should be held with Council staff for all streetscape buildings.
- d. If a streetscape item is found to have heritage significance sufficient to list as a local heritage item then the heritage controls of this Part apply to the subject site.
- e. Streetscape buildings may be adapted for compatible new uses. If retention of the whole building is not practicable the street front façade shall be retained and incorporated in new development.
- f. New development adjacent to streetscape buildings should reflect the scale, massing, parapet lines, stringcourses, material qualities and fenestration patterns of the streetscape items.

STREETSCAPE BUILDINGS + ELEMENTS	BETWEEN HABITABLE ROOMS AND BALCONIES
Address	Description
96 Blaxland Road corner Church Street	Edwardian shops constructed of dark brick with contrasting stucco detail particularly at parapet
Blaxland Road	Sandstone retaining wall
Church Street	Sandstone kerb
34, 36, 38, 40 Church Street, corner Gowrie Street	Edwardian shops constructed of dark brick with contrasting brick decoration
25 and 27 Church Street, corner Church Lane	Landscaped square facing Church Lane and edged by Wesleyan Church buildings
33 and 35 Blaxland Road	Argyle Centre – interwar rendered picture theatre
68 Blaxland Road	Royal Hotel Edwardian architecture constructed of dark brick with contrasting stucco detailing
89 Blaxland Road, near corner Tucker Street	Group of native trees
128 Blaxland Road, corner Devlin Street	Former Bank of New South Wales. Constructed in Inter-war Classical style of dark brick with contrasting stucco detailing at parapet

Table 4.4.01 Streetscape Buildings + Elements

5.0 HERITAGE

The purpose of these heritage controls is to provide a general framework for the conservation of heritage significant places and items. The emphasis is on identifying and understanding the heritage significance of a place prior to making development decisions about that place. The controls are based on the *ICOMOS Burra Charter* and *NSW Heritage Division Guidelines*.

5.1 Understanding Heritage Significance

A clear understanding of the significance of a place provides the basis for decisions about changes to the place. The significance of the place may be adequately established by the heritage inventory sheet held by Council, or may require additional research and investigation. Generally, additional research and investigation will be required where the place is on the State Heritage Register, where the work is more than minor, or where Council has requested it. In some cases a Conservation Management Plan may be required.

The grading of different parts of the place according to the contribution they make to the heritage significance of the place is done as part of a Conservation Management Plan. It is important because it allows an informed decision to be made about the most appropriate areas in which to make changes. Generally the more significant the area or feature the less change will be allowed. Areas or features of little or no significance or which are intrusive can be removed.

Objectives

1. To ensure that an appropriate assessment of the heritage significance of the place is prepared for the purpose of guiding future changes to the place.

Controls

- a. For all heritage items provide a Statement of Heritage Impact, which includes an assessment of heritage and cultural significance, prepared in accordance with relevant NSW Heritage Division guidelines. The Statement of Heritage Impact is to consider the extent and impact of new development on heritage significance and existing fabric, the curtilage, landscape setting and significant views to and from the item.
- b. A Conservation Management Plan prepared in accordance with relevant NSW Heritage Division guidelines is to be provided if requested by the City of Ryde. The Conservation Management Plan shall include a grading of existing fabric according to its heritage significance as described in relevant Heritage Division guidelines

Note: Refer to NSW Department of Environment and Heritage for NSW Heritage Division publications.

Note: Assessments of significance, information and reports provided will be used to update Council's heritage inventory sheets and will be lodged with the Local Studies Library.

5.2 New Development and Heritage

New development is the proposed change to a place. The decision about the nature and extent of changes must be guided by an understanding of the heritage significance of the place.

Objectives

1. To retain existing heritage items.
2. To ensure that new development enhances the heritage significance and cultural values of a place.

Controls

- a. In addition to the controls of *Ryde Local Environmental Plan 2014* the following shall apply.
- b. New development shall comply with an approved Conservation Management Plan if required by the City of Ryde.
- c. Parts of the place that have been graded as having moderate, high or exceptional significance should be retained and repaired rather than replaced.
- d. New development is to be located so as to minimise adverse impacts on significant fabric.
- e. Original elements, features and structures shall be reinstated if the heritage significance of the place will be enhanced by the action.
- f. Alterations and previous work to a place shall be removed if the heritage significance will be enhanced by the action.
- g. New development is to be compatible with the existing item though readily discernible on inspection. Precise imitation is discouraged.
- h. New development shall be subservient to the existing heritage item, less eye catching and not higher than the existing structure.
- i. New work should reflect the scale, parapet lines, pitching point, stringcourses, material qualities and fenestration patterns of significant fabric.
- j. New development shall have regard to the NSW Heritage Division publication *Design in Context: Guidelines for Infill development in the Historic Environment*.
- k. New uses are to be compatible with the heritage significance of items.

5.3 The Setting

The setting of a heritage item and visual links from the item to other places need to be carefully considered as they often contribute to the significance of the place. Protecting the views and curtilage of a heritage item means that the appropriate historical and visual setting of the heritage item will be conserved.

Objectives

1. To protect the setting of heritage items by ensuring that development in the vicinity does not detract from the heritage values of that item.
2. To retain and enhance important views between heritage items and other places.

Controls

- a. New development in the vicinity of a heritage item is to be compatible with the visual character of the heritage item and its significant context or setting.
- b. If the site of a heritage item is amalgamated, the original lot structure shall be discernible in all new development and the visual curtilage retained.
- c. The natural topography and landscaped setting of the site of a heritage item is to be retained.
- d. Significant views and other visual links to and from a heritage item are to be preserved and enhanced.

5.4 Interpretation and Records

Interpretation of the heritage significance of items assists to tell the story of Ryde Town Centre and promote the area. Interpretation may include signage, a program of events or public art. As a consequence an interpretation strategy may overlap or have strong links to an Arts and Cultural Plan for the site.

Objectives

1. To enhance community understanding of local heritage.
2. To contribute to the diversity of the area.
3. To ensure that appropriate records are kept of the place and are made publicly available.

Controls

- a. Items of State and National Significance shall if required by Council, implement an approved Interpretation Strategy for the place.
- b. If required by Council, an archival record is to be made in accordance with the NSW Heritage Division guidelines. Two copies are to be submitted to Council.

Note: Archival records will be lodged with the Local Studies Library.

6.0 SUSTAINABLE DEVELOPMENT

The City of Ryde supports environmental sustainability.

The following controls should be read in conjunction with Part 7.1 Energy Smart, Water Wise.

6.1 Environmental Management

Environmental management includes those aspects of development that have a measurable effect on the physical quality of the Ryde Town Centre environment. The environmental management controls are intended to ensure that principles of ecologically sustainable development are integrated into design and construction of development, particularly in relation to reduced energy usage. They are also intended to improve sunlight to publicly accessible spaces and to lower overall levels of wind, noise and reflectivity so as to contribute to people's enjoyment of the public domain.

Objectives

1. To ensure sunlight reaches all open spaces and buildings.
2. To ensure that the public domain is comfortable.
3. To ensure new buildings are energy efficient and minimise potable water use.
4. To manage waste in residential, commercial and retail buildings.
5. To encourage use of available public transport.

Controls

- a. Development is to comply with Part 7.1 Energy Smart, Water Wise of Development Control Plan 2010. Development within Precinct 1 is to achieve a minimum 5.0 Greenstar Rating and development in Precinct 2 is to achieve a minimum 4.0 Greenstar Rating.
- b. New development is required to submit an Energy Efficiency Performance Report to indicate overall environmental performance and management in relation to the following matters:
 - i. Solar access that has been achieved for residential living areas, public open space and private open space including clothes drying areas;
 - ii. Solar access for adjoining and nearby development and public domain areas;
 - iii. How energy efficiency is integrated into the orientation and design of buildings and the public domain;
 - iv. Energy efficiency of all appliances including but not limited to hot water systems, clothes dryers, mechanical ventilation, ceiling fans and the like;
 - v. How water usage is minimised and how the quality and quantity of water discharge from the site is managed; and
 - vi. Details of the potential for water recycling.

6.2 Water Management

Controls

- a. New development is to submit a Water Management Statement for proposals less than 15 residential dwellings or an Integrated Water Cycle Management Plan for proposals more than 15 dwellings.

Note: A Water Management Statement is a brief statement of Environmental Effects for the development application that summarises the proposed water management measures and expected performance levels compared to BASIX performance standards.

An Integrated Water Cycle Plan is a design management and implementation plan that integrates all the issues and responses affecting the water cycle.

- b. A Water Management Statement and an Integrated Water Cycle Plan must indicate:
 - i. How the water usage is minimised and how the quantity of water discharge from the site is managed;
 - ii. Details of the potential for water recycling and rainwater harvesting and re-use options;
 - iii. Installation of appliances and plumbing hardware that have a minimum AAA Australian Standards Water Conservation Rating;
 - iv. Investigation of treatment and reuse options of Grey Water for non-potable uses as part of the development; and
 - v. Potential for any surplus harvested rainwater being piped for irrigation or other reuse possibilities to downstream Ryde Park.

6.3 Waste Management

Minimising and managing waste contributes substantially to ecological sustainability. All waste streams contain many resources that are useful products. Recovering, recycling and using these as secondary resources is a key element in working towards ecologically sustainable development.

Much construction and demolition waste can be reduced with good design. A further percentage can be reused and recycled if the time is taken to source-separate, promote local markets and arrange for transportation. On-site re-use of waste is encouraged, for example timber and stone derived from the site can be used as landscaping materials.

Objectives

1. To minimise noxious waste problems through appropriate storage and collection of waste and good design of facilities.
2. To assist in achieving Federal and State Government waste minimisation targets in accordance with regional waste plans by:
 - i. requiring source separation;
 - ii. requiring compliance with Council's Waste Management Code; and
 - iii. requiring recycling of building materials where possible.

Controls

- a. All applications for demolition and development must be accompanied by a Waste Management Plan that specifies the type of waste to be produced and the proposed arrangements for ongoing waste management, collection and disposal.

- b. All Waste Management Plans shall be prepared in accordance with the relevant requirements of the Waste Recycling and Processing Service Act 1970, and the Waste Minimisation and Management Act 1995, and the Protection of the Environment Operations Act 1997 and Part 7.2 Waste Minimisation and Management.

6.4 Stormwater Management

The quality and quantity of stormwater runoff and inundation directly affects the functionality of Ryde Town Centre and indirectly the Parramatta River and Lane Cove River.

City of Ryde has adopted the 100-year Average Recurrence Interval (ARI) event as its design standard. Inundation is to be accommodated by the use of pipe drainage, natural and modified channels, overland flow paths and floodways. Properties within the 100-year ARI event may have flooding problems, and are considered 'flood affected' for the purposes of this Part.

Applicants are encouraged to discuss the flood risk of affected properties with Council's drainage engineer prior to lodging a development application.

Objectives

1. To minimise the harmful effects of flooding on human life and property.
2. To minimise and control nuisance stormwater inundation.
3. To promote development compatible with the flood risk in flood affected areas.
4. To protect downstream properties from stormwater inundation due to upstream development.
5. To provide the safe passage of less frequent stormwater inundation events.
6. To maintain acceptable water quality.

Controls

- a. Development must comply with the Part 8.2 Stormwater Management.

6.5 Alternatives to Private Vehicle Transport

Objectives

1. Encourage alternatives to motor vehicles and promote walking, cycling and public transport usage.

Controls

- a. Refer to 2.7 Bicycle Parking within Part 9.3 Parking Controls of this DCP.
- b. Workplace Travel arrangements are made in every commercial building to encourage greater use of available public transport services by staff. Target 40% of staff to use public transport in each commercial or office premises.
- c. Development is to provide bus facilities if required including but not limited to seats, awnings and provision for signage.

7.0 RESIDENTIAL AMENITY

This section of the Part protects the amenity of existing and future residents of the Ryde Town Centre. It provides for private open space – such as front and roof top gardens – that will contribute to the character of the public domain and provide amenity for residents.

This section details requirements for sunlight access and solar design that will contribute to environmental comfort and reduce the need for artificial heating and cooling.

Visual and acoustic privacy are also considered.

7.1 Residential Private Open Space

Private open space – front gardens, private gardens, above ground open space and the like – contributes to the character of the public domain and provides amenity to residents.

Objectives

- 1. To encourage development with front gardens that retain existing landscape character and trees, which contribute to the quality of the public domain.
- 2. To contribute to the character and environmental quality of the landscape of Ryde Town Centre.
- 3. To enhance the micro-climate created by development, in development and the Ryde Town Centre.
- 4. To ensure that landscaped areas support recreational activities for the residents.
- 5. To enhance the social and cultural attributes of development and where appropriate, the Ryde Town Centre (e.g. provision of safe common spaces for residents, child-care facilities etc).
- 6. To promote development in which all dwellings have access to private landscape spaces that are useable and comfortable. These spaces should have a balance of podium, or terrace space, and deep soil, soft garden spaces.
- 7. To ensure that every dwelling in the Ryde Town Centre has access to useable private open space.
- 8. To use the climate to improve the amenity and lifestyle of apartment residents.
- 9. To create private open space which provide privacy, security and solar access.
- 10. To create private open space which protects the privacy of neighbours.

Controls

Front gardens

- a. Provide front gardens to residential developments where buildings are required to be setback from the street. Refer Setbacks Control Drawing.
- b. Design front gardens to provide a positive setting for the building.
- c. Tree species shall be selected from a palette in accordance with the relevant recommendations of the *Ryde Town Centre Public Domain Plan 2006*. Native plant species are generally encouraged.

- d. Minimise the impact of driveways in front gardens by design, materials selection and appropriate screen planting.
- e. All driveways are to be separated from pedestrian pathways and entryways.
- f. Driveways, kerb crossings, parking, paved areas and external structures must be sited to safeguard the root zone of existing street trees.
- g. Gardens less than 3 m wide shall have adequate continuous access to allow maintenance.
- h. Design front gardens for security by providing adequate lighting to pedestrian and vehicle entrances. Avoid planting which may obscure buildings entries.
- i. The following are not permitted in front gardens forward of the building alignment:
 - i. Garden structures including gazebos, clotheslines, play equipment;
 - ii. Swimming pools, spa baths and associated plant;
 - iii. Garbage and parking structures; and
 - iv. Air conditioning plant and equipment.

Private Gardens

- j. Landscape spaces shall retain existing significant mature trees and contribute to the character and environmental quality of the landscape of Ryde Town Centre.
- k. Where possible provide 20% minimum deep soil landscape space.
- l. Deep soil landscape areas shall provide some capacity for storage and infiltration of stormwater falling within the total development.
- m. Provide one large tree, with a spreading canopy, and mature height of 12 metres minimum, planted in deep soil, for every 100 m² of landscaped open space. Indigenous species are preferred and should be selected from the palette detailed in the Ryde Town Centre Public Domain Plan 2006.
- n. To the greatest extent possible, locate car parking under the building footprint to maximise deep soil.
- o. Gardens less than 3 m wide shall have adequate continuous access to allow maintenance.
- p. All air conditioning and other plant shall be screened from view and integrated in the architectural design.
- q. The design of podium landscapes above car parking shall create optimum conditions for the establishment and long term viability of soft garden areas, including:
 - i. A minimum of 600 mm of soil to allow sustainable planting.
 - ii. Provide drainage and irrigation to all planters over structure.
 - iii. Ensure that all planters are accessible for maintenance.
- r. All communal garden, swimming pool and outdoor spaces should be designed to enhance the safety and security of residents:
 - i. Consider the impact of noise on the amenity of residents within the development and on the likely future amenity of nearby and adjoining development.
 - ii. Consolidate areas of activity both within the site and with adjoining sites.

Above ground open space

- s. Provide at least one balcony, terrace or deck for each dwelling where direct access to ground level private open space is not available.
- t. Primary above ground open space is to be accessible from a family room, lounge, dining room or kitchen, and be north, east or west facing, in the form of balconies, courtyards, terraces, roof gardens and the like.

- u. The depth of the primary above ground open space is to be in the range of 2 – 4.0 m. The optimal depth is 2.4 – 3.0 m.
- v. Smaller secondary open spaces such as balconies off bedrooms are also encouraged. The depth of the secondary open space should be in the range of 0.9 – 1.5 m.
- w. Lightweight pergolas, sunscreens, privacy screens and planters are permitted on roof terraces, provided they do not increase the bulk of building. These elements should not significantly affect the views and privacy available from properties in the immediate vicinity.

Fences

- x. Front fencing may only occur in the Precincts 4 and 6 where front setbacks are required.
- y. The maximum height of front fences is 1.0 metres above the footpath level.
- z. Fences should:
 - i. Be integrated with the building and landscape design through the use of materials and detailing;
 - ii. Highlight building entrances, and allow for outlook and street surveillance; and
 - iii. Conform with the predominant character of fences in the street.
- aa. The maximum height of fences to lanes and side boundaries is 1.8 metres above the ground or carriageway level.
- ab. Fences should be integrated with the building and landscape design through the use of materials and detailing.
- ac. Fences may be solid or transparent but may not be constructed of sheet metal, Colorbond Trimdeck and the like.

7.2 Solar Access and Sun Shading

Sunlight is a major determinant of environmental comfort. Good passive solar design offers financial benefits, by reducing the need for artificial heating and cooling.

Objectives

1. To ensure that solar access be achieved for internal and external areas of dwellings in mid winter.
2. To achieve the development of living and working environments not reliant on artificial heating, cooling, and lighting with passive heating/cooling, solar orientation, appropriate shading treatments.
3. To ensure that the design of windows and other glazed areas consider the internal environmental impact of heat gain, heat loss, privacy, views and architectural resolution.
4. To reduce the need for artificial heating and cooling.

Controls

- a. Optimise solar access to principal living rooms and private open spaces of all dwellings. Mid winter solar access diagrams may be required as part of the energy efficiency Performance Report required by Part 7.1 Energy Smart, Water Wise.
- b. Provide appropriate sun protection to glazing depending on orientation:
 - i. On north facing facades provide external horizontal shading devices, eaves, awnings, colonnades, balconies, pergolas, planting and the like, to maximise solar access in winter and minimise solar access in summer; and

- ii. On east and west facing facades provide external vertical shading, sliding screens, adjustable louvres and the like. These may be used in conjunction with awnings, colonnades, balconies, pergolas, and planting.
- c. Extensive areas of glazing unprotected from sunlight during summer will NOT be permitted.
- d. Reliance on high performance glazing as the primary element of sun control is NOT permitted.

7.3 Visual Privacy

Objectives

1. To maximise the visual privacy of on-site and neighbouring residents.

Controls

- a. Ground floor residential development may be permitted subject to Land Use Controls (refer Ryde Planning Scheme Ordinance), and provided that:
 - i. No bedrooms are located along the street frontage on the ground level; and
 - ii. The floor level is elevated 600 mm – 1200 mm above the ground or street level.
- b. Ground floor residential development is encouraged to be more than one storey in height with split-levels, mezzanines and the like so that bedrooms and other spaces may be located above the street level.
- c. Direct overlooking of rooms and private outdoor space of on-site or neighbouring housing, including housing within the same development is to be minimised through:
 - i. Building layout.
 - ii. Location and design of windows and balconies.
- d. The use of tinted glazing that does not prevent overlooking is not acceptable as the primary means of achieving privacy.
- e. This provision gives detailed guidance to the principles of SEPP 65 and promotes appropriate building separation. The preferred minimum distances between opposite windows of neighbouring buildings and dwellings where direct view is not restricted by screening or planting are:
 - i. 6 m between windows of service rooms and/or edges of secondary balconies.
 - ii. 9 m between windows of service rooms and/or edges of secondary balconies to edges of primary balconies.
 - iii. 9 m between windows of service rooms and/or edges of secondary balconies to windows of commercial uses.
 - iv. 12 m between windows of “living” rooms and/or edges of primary balconies. 12 m between windows of “living” rooms to windows of commercial uses.

7.4 Acoustic Privacy

Potential unwanted noise sources increase in more densely developed areas where there are more people living, more closely together. Loud noise affects the amenity of places. In mixed-use areas developments need to consider the amenity of a range of occupants. The impact of commercial and retail noise on residential development and pedestrian amenity needs to be considered. Residential, commercial and retail developments can be designed and managed to minimise noise generation and intrusion.

Objectives

1. To achieve an appropriate acoustic environment, by giving design consideration to the following:
 - a. Siting of buildings;
 - b. Building planning;
 - c. Internal room layout;
 - d. Location of private open space;
 - e. Location and treatment of windows; and
 - f. Building materials.

Controls

- a. Development is to meet or exceed the sound insulation requirements between separating walls and floors of adjoining dwellings of the Building Code of Australia.
- b. New development is to meet or exceed the recommendations of Australian Standard 3671-1987: Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.
- c. Site buildings and design the internal layout of rooms, courtyards, terraces and balconies, the use of openings, screens and blade walls, and choice of materials, to minimise the transmission of noise externally.
- d. Design to achieve primary acoustic privacy between adjacent dwellings with appropriate building materials. This may be enhanced using service areas such as circulation, and storage areas, and back-to-back kitchens, laundries, storage and bathrooms to create a noise buffer.
- e. Balconies and other external building elements are to be located, designed and treated to minimise noise in the building and reflection of noise from the façade.
- f. The use of a premises, and any plant, equipment and building services associated with a premises must not:
 - i. Create an offensive noise as defined by the Protection of the Environment Operations Act 1997; and
 - ii. Add significantly to the background noise experienced in a locality. Council may require a statement of compliance from a qualified acoustical consultant.
- g. Machinery and activities, including construction work, that are likely to generate offensive noise must be adequately sound-proofed in accordance with the Protection of the Environment Operations Act 1997 prior to occupation of the premises.
- h. Where retail and commercial development adjoins residential development, the use of mechanical plant equipment and building services will be restricted and must have acoustic insulation.
- i. Loading and unloading facilities must not be located immediately adjacent to residential development.
- j. Design restaurants and cafes to diminish the impact of noise associated with late night operation on nearby residents.

7.5 Buildings facing Devlin St, Lane Cove Rd, Blaxland Rd and Victoria Rd

Objectives

1. To ensure the impacts of noise on residential development will be mitigated through appropriate design and the use of insulation.
2. To ensure the operation of commercial and retail developments will protect the amenity of residential and public spaces.

Controls

- a. Development is to comply with Australian Standard 3671-1989: Acoustics – Road Traffic Noise Intrusion, Building Siting and Construction.
- b. Maximise the effect of the following noise attenuation strategies by using them in combination:
 - i. Use appropriate building materials;
 - ii. Create a noise buffer between habitable rooms and working environments, facing Devlin Street and Victoria Road;
 - iii. Use service areas such as circulation, kitchens, laundries, storage and bathrooms to create a noise buffer;
 - iv. Use enclosable balconies to moderate the impact of noise;
 - v. Use glazed enclosable balconies where the noise source is northward of development;
 - vi. Protect the amenity of bedrooms by not locating them on the same side as the noise source; and
 - vii. Use double glazing.
- c. Use design to achieve adequate noise attenuation while maintaining architectural address to busy roads.

7.6 Housing Choice

There is a need to provide a broad range of housing choice in the Ryde Civic, including a range of dwelling sizes.

Objectives

1. To provide a broad range of housing choice in Ryde Civic, including a range of dwelling sizes.
2. To enrich the local character and accommodate a diverse population by requiring that development, include a variety of housing types and sizes.
3. To provide and retain housing with good access at reasonable rental cost for tenants with low to moderate incomes.
4. To achieve a varied social and economic mix of residents in the Civic

Controls

- a. This provision gives detailed guidance to the principles of SEPP 65. Development is to provide a diverse mix of dwelling sizes generally within the following ranges.

3 bedroom	5 – 35%
2 bedroom	40 – 80%
1 bedroom + studio	5 – 35%

- b. Developments providing less than 10 units may vary this mix providing a range of dwelling sizes are represented.
- c. Developments providing less than 5 units are exempt.

8.0 PRECINCTS

The Ryde Town Centre is made up of eleven character precincts (refer Figure 4.4.08 Precincts Control Drawing). These are determined based on existing development and future character. The establishment of eleven character precincts is part of an approach that will retain and enhance the fine grain of the area - its lot structure, urban framework and identity - to create a town centre that is diverse, interesting, attractive and caters for residents, workers and visitors.

The objective of this Part is to create distinctive precincts within the Town Centre each with an identity drawn from its history, natural and built features, community needs and expectations.

1. **Civic / Mixed Use Precinct** will comprise a range of government, community, residential and commercial uses and will incorporate buildings and landscapes that demonstrate civic qualities, design excellence, governance and leadership, and triple-bottom-line sustainability.
2. **Town Centre Core Precinct** will service the needs and expectations of local communities and include new public spaces and community and recreational facilities, residential and commercial opportunities. It will demonstrate design excellence and environmental sustainability.
3. **Main Street Precinct** will be attractive, vibrant and safe with a diverse range of neighbourhood shops, living and business accommodation and a high quality public domain that encourages social interaction.
4. **Residential Precinct** will be a compact living environment well serviced by public transport, retail, leisure and work opportunities.
5. **Heritage Precinct** will value enhance and interpret heritage resources and cultural landscapes.
- 6, 7, 8 & 12 **Commercial Edge Precincts** will negotiate a transition between the Town Centre and residential areas nearby. The Commercial Edge Precincts are gateways to the Town Centre.
9. **Ryde Park Precinct** will be valued as a significant heritage, recreation, leisure and community resource and an important green space.
10. **Low Density Residential Precinct** that adjoins Ryde Park and Ryde Public School.
11. **Ryde Public School Precinct** will continue to be a valued asset that enhances the diversity of the Town Centre and strengthens bonds with the community.

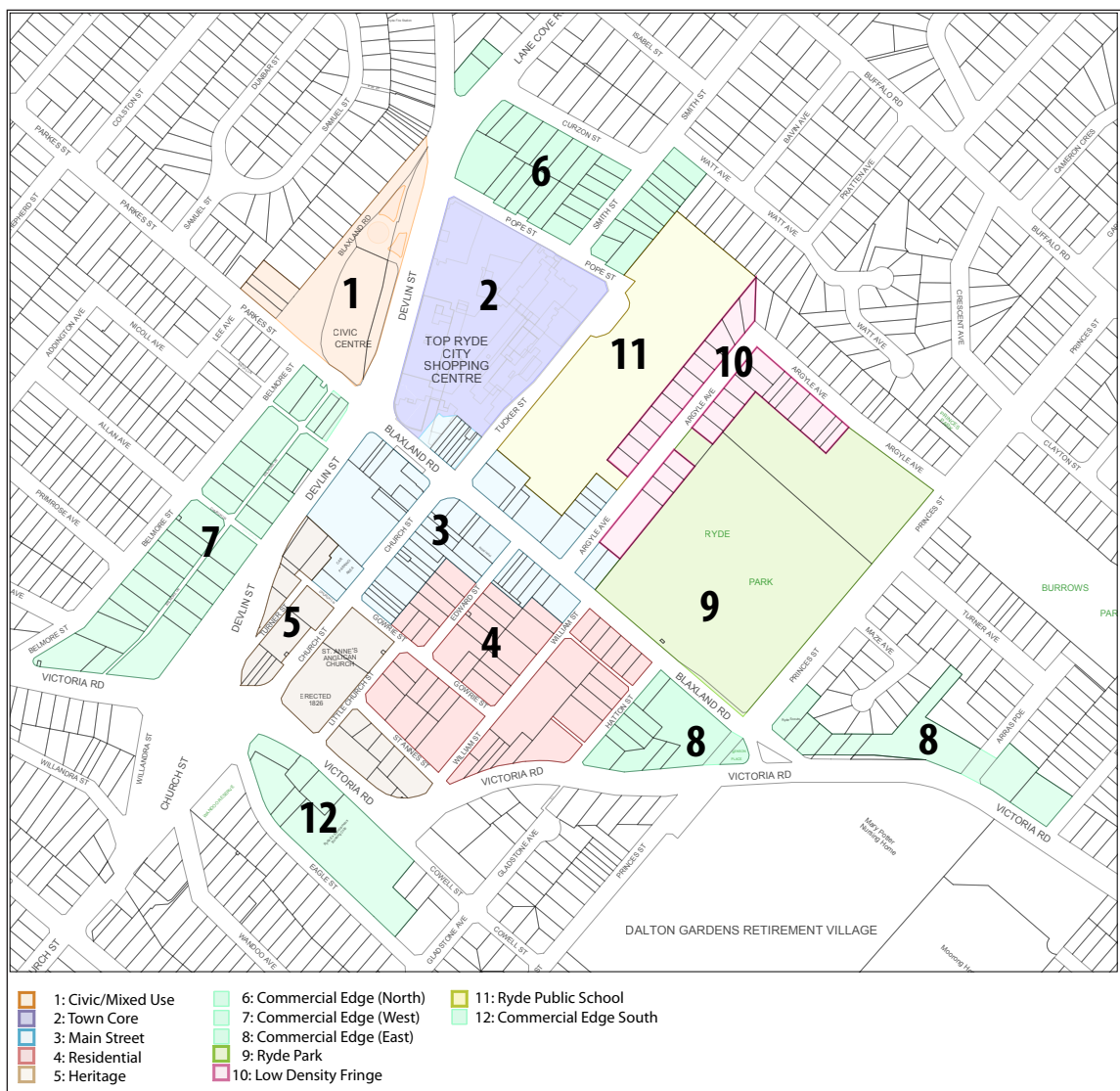


Figure 4.4.08 Precinct Control Drawing

8.1 Precinct 1- Civic/Mixed Use

The Civic/Mixed Use Precinct is the existing civic hub for the City of Ryde. It is an island surrounded by roads and disconnected from the retail core and town centre by Devlin Street.

The Precinct is located on a ridgeline and accommodates a landmark building that is highly visible from within the Ryde Town Centre and regionally. The existing seven-storey City of Ryde Civic Centre was constructed in 1964, and later in the 1970's, the community hall was constructed. The Precinct is linked to two pedestrian overpasses across Devlin Street and the vehicle access portals currently serving Top Ryde City, located within the subsurface of Devlin Street. The Precinct also contains car parks and landscape areas associated with the Civic buildings.

The Civic Centre has contributed to the character of the Precinct for in excess of 40 years. However, the current building no longer provides the scale and amenity required of a modern functional Civic building. It is constrained by a lack of sizeable floor space and is rapidly approaching the end of its useful life. The successful adaptive re-use of the existing building is cost prohibitive.



Figure 4.4.09 Ryde Civic Centre Area 2002

8.1.2 Future Character

The Precinct is divided into two key future development sites: Site A and Site B – see Figure 4.4.09.

Site A is the larger and eastern most portion of the Precinct. It currently accommodates the existing Civic buildings, car parking and landscaped areas.

Site B is the smaller western portion of the Precinct. Currently Site B is utilised as an at grade car parking area for Council vehicles.

The two sites will be separated by a realigned Blaxland Road, which is to be provided to better service the Precinct and to continue to provide access to existing residential, commercial and community properties to the west of the Precinct.

It is anticipated that the future redevelopment of the Precinct will involve the demolition of the existing Civic Centre and the establishment of new landmark and sustainable building(s) that may comprise a mix of cultural, civic, community, retail, commercial and residential uses that demonstrate civic quality and design excellence, as well as triple bottom-line sustainability.

Future development will contribute to the revitalisation of the Ryde Town Centre by:

1. Providing significant new mixed used development of up to 60,000 m² of net useable floorspace (66,000 m² gross floor area) that complements and supports the high density urban character and functions of the Ryde Town Centre.
2. Replacing the existing Ryde Civic Centre and Civic Hall with approximately 2,600 m² of net useable floor space (approximately 3,000 m² gross floor area) comprising a Council Chamber and civic uses (including flexible community, function, Final and performance spaces).
3. Realigning Blaxland Road and undertaking road network improvements to support the redevelopment of the site.
4. Establishing significant new development that complements and supports the high density urban character and functions of the wider Ryde Town Centre.
5. Delivering high quality architectural and landscape design both in built form and public domain, that is based on environmental and sustainability principles.

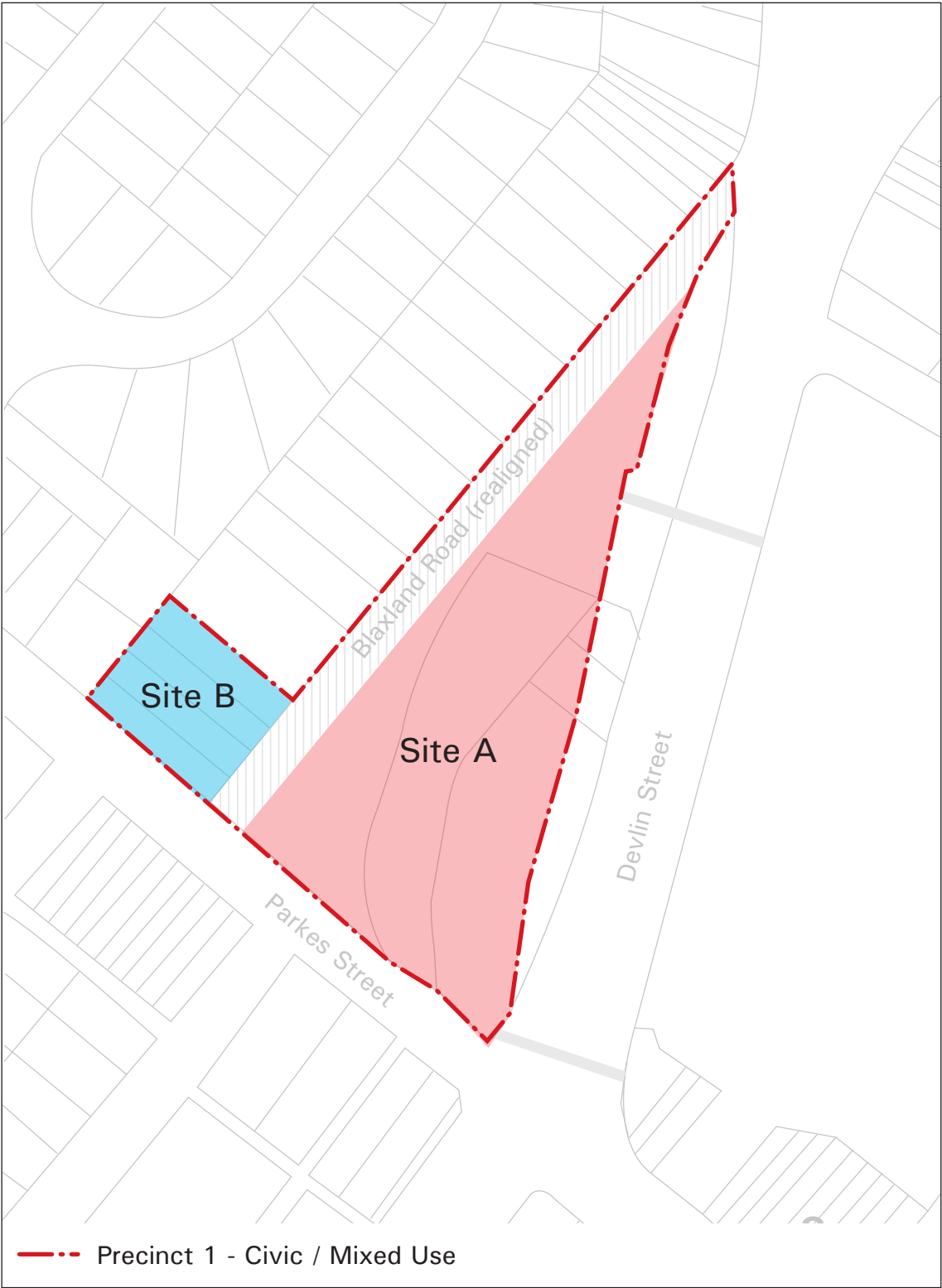


Figure 4.4.10 Precinct Map

8.1.3 General Precinct Provisions

Architectural and Built Form Character

Objectives

1. To enhance the landmark qualities of the Precinct and character of the Ryde Town Centre through the provision of development that is visually prominent in terms of height and scale and architectural design.
2. To encourage built form that reinforces the corners of Devlin Street with Blaxland Road and Parkes Street as key gateways to the Ryde Town Centre.
3. To provide for new civic and community uses within the Precinct with a good level of pedestrian connectivity to the existing civic and community uses in Precinct 2.
4. To ensure the Precinct is well connected to other Precincts in the Ryde Town Centre in terms of pedestrian access.
5. To encourage the provision of active / non-residential uses fronting the public domain.
6. To ensure that future development accommodates a mix of civic, residential and non-residential land uses within the Precinct.
7. To ensure vehicular and pedestrian access to all existing properties to the west of the realigned Blaxland Road is maintained and improved.
8. To ensure that the design of future development considers the interface with adjacent development, and provides for a transition in built form height and scale, particularly to lower density development to the west and south.
9. To deliver development based on ecologically sustainable development (ESD) principles.

The desired town centre built form character is conceptually illustrated by the images at Figure 4.4.10.

Controls

- a. The development of the site is to comply with the controls for the Site A and Site B in the following section of the DCP



Figure 4.4.11 Examples town centre built form

8.1.4 Landscape and Public Domain Character

Objectives

1. To provide a quality public domain within and immediately surrounding the Precinct that:
 - a. establishes landscaped frontages on Devlin Street, Parkes Street and the re-aligned Blaxland Road;
 - b. provides a landscaped plaza on the site;
 - c. improves the pedestrian amenity and connectivity between the existing pedestrian bridges across Devlin Street at both ground and upper levels; and
 - d. provides a publicly accessible through site link between Blaxland Road and the pedestrian bridge across Devlin Street at the northern end of the site
2. To create a frontage along Devlin Street that provides for improved pedestrian amenity and a softening of the interface between future development and the high traffic environment of Devlin Street.
3. To ensure that an environment is created along the re-aligned Blaxland Road that contributes to pedestrian amenity and assists in providing for an appropriate transition in the height and scale of built form between future development within Site A and existing low density residential development to the west.
4. To ensure an environment is created along Parkes Street that contributes to an improved pedestrian environment and positively enhances the streetscape.

Controls

- a. The public domain areas and pedestrian links are to comply with the controls for the Site A and Site B in the following section of the DCP and the provisions of the *City of Ryde Public Domain Plan*.



Figure 4.4.12 Examples of high quality landscape and public domain

8.1.5 Precinct Access and Circulation

Objectives

1. To provide for road network improvements that are required to support the future redevelopment of the Precinct.
2. To integrate site vehicular access provision with the existing vehicular access arrangements that are in place for the Top Ryde Shopping Centre.
3. To ensure vehicular access to existing properties is maintained.
4. To provide for a shared pedestrian and vehicular environment at the termination of the realigned Blaxland Road with Devlin Street.

Controls

- e. Site access arrangements and road network improvements are to be provided in accordance with Figure 4.4.12.
- f. The detailed design of the realigned Blaxland Road as shown in Figure 4.4.09 and Figure 4.4.12 is to:
 - i. Have a road reserve that is a minimum of 17 metres wide;
 - ii. Incorporate short stay on-street parking;
 - iii. Maintain direct vehicle access to and from existing properties to the west;
 - iv. Provide a shared pedestrian and vehicular environment where appropriate;
 - v. Provide clearly delineated vehicle and pedestrian spaces at the northern end of the realigned Blaxland Road, to minimise opportunities for conflict; and
 - vi. Incorporate a vehicle turning circle and drop off area at the northern end of the site.

A cross section of Blaxland Road is illustrated in Figure 4.4.13.

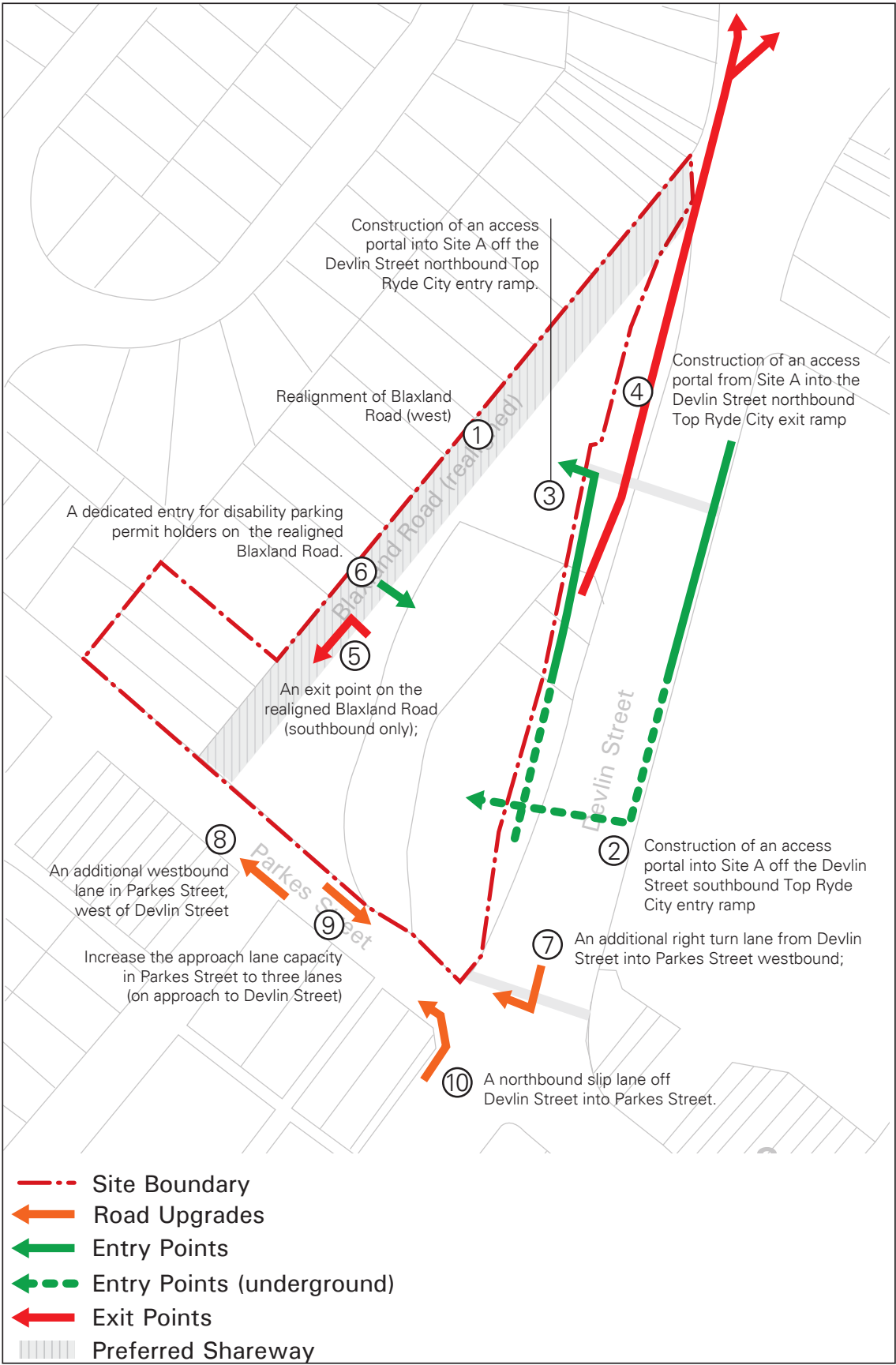


Figure 4.4.13 Vehicular access and road network improvements

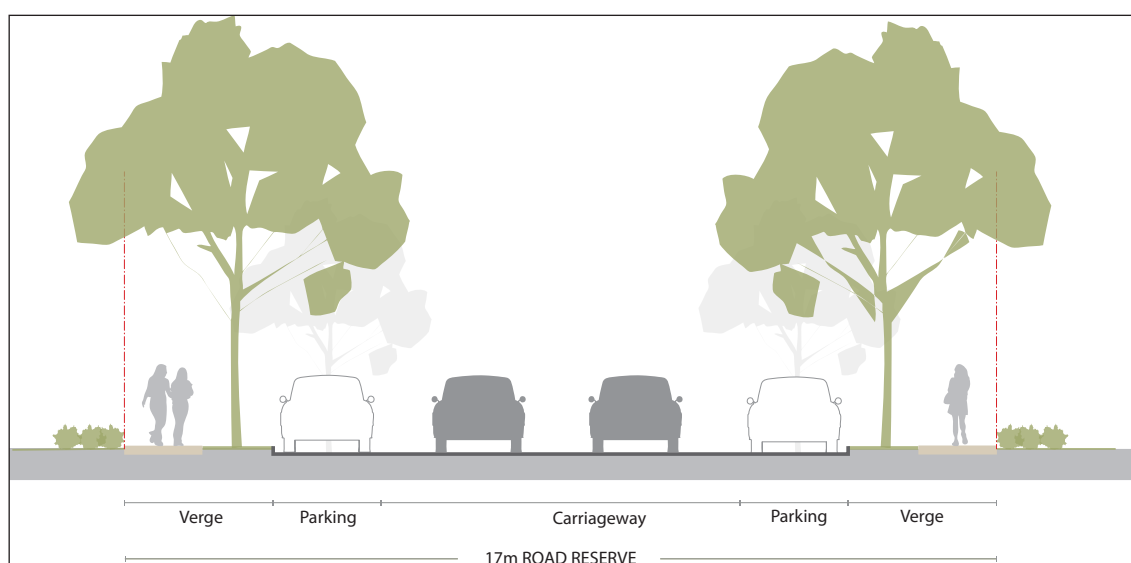


Figure 4.4.14 Illustrative cross section of realigned Blaxland Road carriageway

8.1.6 Site A

Site A is the larger and eastern most portion of the Precinct. The redeveloped Site will contain landmark buildings at its the northern and southern ends. The site is to comprise a mix of uses and will include tower buildings up to 75 m in height. The tower forms will take advantage of 360 degree view and vistas, and will be an identifiable landmark of the Ryde Town Centre.

Development of the site is to comply with the following controls and with the preceding architectural, built form, landscaping, public domain, access and circulation objectives and controls for the Precinct.

The location of Site A is illustrated in Figure 4.4.09.

Objectives

1. To encourage development of a scale and form that reinforces the prominence of the site on the ridgeline of the Top Ryde Town Centre, and is well proportioned.
2. To encourage a creative and articulated skyline.
3. To facilitate community interaction through the provision of civic and mixed use facilities, plazas, courtyards and the like.
4. To integrate development with the surrounding road network, while minimising impacts to local and regional traffic.
5. To respond to and minimise the effects of the high levels of wind and noise experienced on the site.
6. To ensure that the future development fronting the realigned Blaxland Road is designed to provide an interface with the adjacent lower residential development.

Controls

Land Uses

- Site A is to comprise mixed uses, with predominantly residential, retail, commercial and civic uses.
- New civic uses (approximately 2,600 m² net useable floor space / 3,000 m² GFA) are to include a new Council Chamber and associated facilities and flexible spaces for a range of community, function, Final and performance activities.
- The new civic uses should be designed and located to facilitate easy pedestrian access to the existing civic and community uses within Precinct 2 on the opposite side of Devlin Street. The preferred location for the provision of future civic uses is towards the northern end of Site A in proximity to the existing northern pedestrian bridge over Devlin Street (refer to Figure 4.4.14). Alternative options for the location of the future civic uses will be considered on their merit.
- Retail and/or commercial uses should be in proximity to the new civic uses in order to create active and vibrant public spaces.
- Ground floor uses fronting Devlin Street are to be predominantly non-residential (e.g. commercial, retail, civic, community, incubator commercial, SOHO apartments and the like).
- Ground floor uses elsewhere within Site A should activate street frontages and public spaces where there are higher levels of pedestrian activity. The active uses may include retail, commercial and civic uses or residential apartments with direct access from the street



Figure 4.4.15
Preferred Location of Civic Uses

Public Domain

- a. The public domain is to be a high quality design, embellished with quality and durable materials and be provided in accordance with the standards set out in the DCP and Ryde Town Centre Public Domain Plan.
- b. The Devlin Street frontage is to comprise a combination of hard and soft landscape elements that enhance the pedestrian amenity of this through route. Opportunities for substantial tree planting should be explored in the context of limited capacity to accommodate deep soil planting due to the portal vehicular access arrangement and future basement car parking.
- c. Street trees (8 m metre canopy diameter at maturity) should be planted along the realigned Blaxland Road and at the northern end of the site. Deep soil planting zones or pit structures should be provided to accommodate the large trees.
- d. Tree species should be selected to suit the streetscape including street width, building heights, setbacks and views.
- e. The design of new buildings and public domain is to minimise blind corners and recesses. Entrances to new civic buildings and spaces should be clear, well lit and well defined.
- f. Setbacks are to be provided to Devlin Street, Parkes Street and Blaxland Road in accordance with Figure 4.4.16 to provide for improved amenity.

Pedestrian Amenity

- a. Development within Site A is to reinforce Devlin Street, Parkes Street and Blaxland Road as the primary pedestrian network for the Precinct. Refer to Figure 4.4.15.
- b. New and improved pedestrian connections are to be provided to Devlin Street, Parkes Street and Blaxland Road.
- c. Future development is to provide for a good level of connectivity to the existing pedestrian bridges across Devlin Street at both ground and upper levels.
- d. The pedestrian environment on Devlin Street is to be enhanced through the provision of continuous weather protection between the existing northern and southern pedestrian bridges on Devlin Street (refer to Figure 4.4.15). This may be in the form of awnings attached to built form, free standing awnings, colonnades or the like and any combination of these.

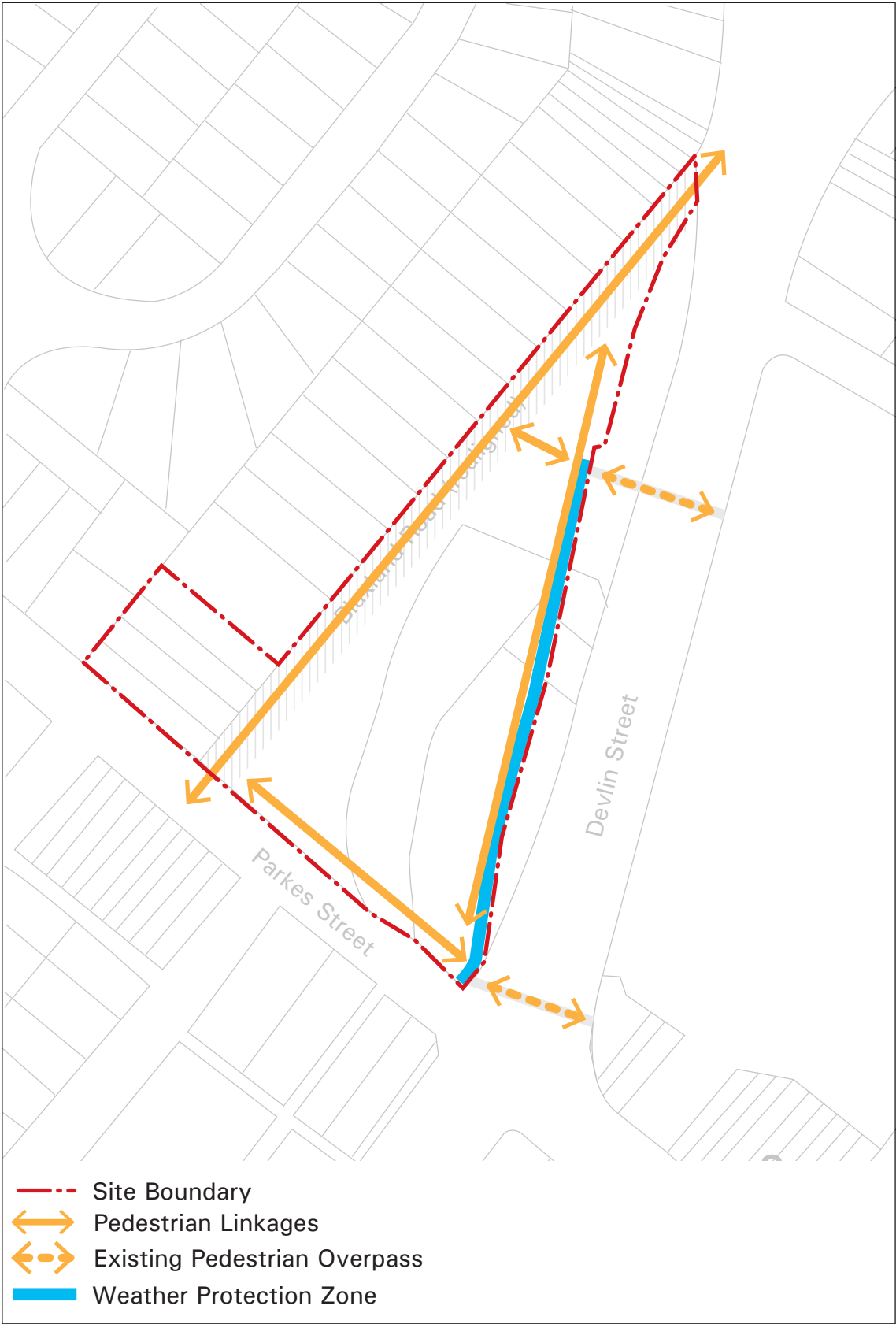


Figure 4.4.16 Pedestrian Connections

Built Form

- Future tower forms within Site A are to be located generally fronting Devlin Street and Parkes Street within the area shown on Figure 4.4.16.
- Ground level build to lines and building setbacks are to be in accordance with Figure 4.4.16. The setbacks are to be measured from existing property site boundaries or from the boundaries of newly realigned Parkes Street and Blaxland Road, as illustrated in Figure 4.4.16.



Figure 4.4.17 Setbacks and build to lines

- c. Buildings of 4-6 storeys are encouraged along Devlin Street and Parkes Street. A minimum 4 storey street wall height should be established on Devlin Street and Parkes Street.
- d. Buildings fronting the realigned Blaxland Road are to have upper levels above 4 storeys setback a minimum of 3 m (refer to Figure 4.1.17).

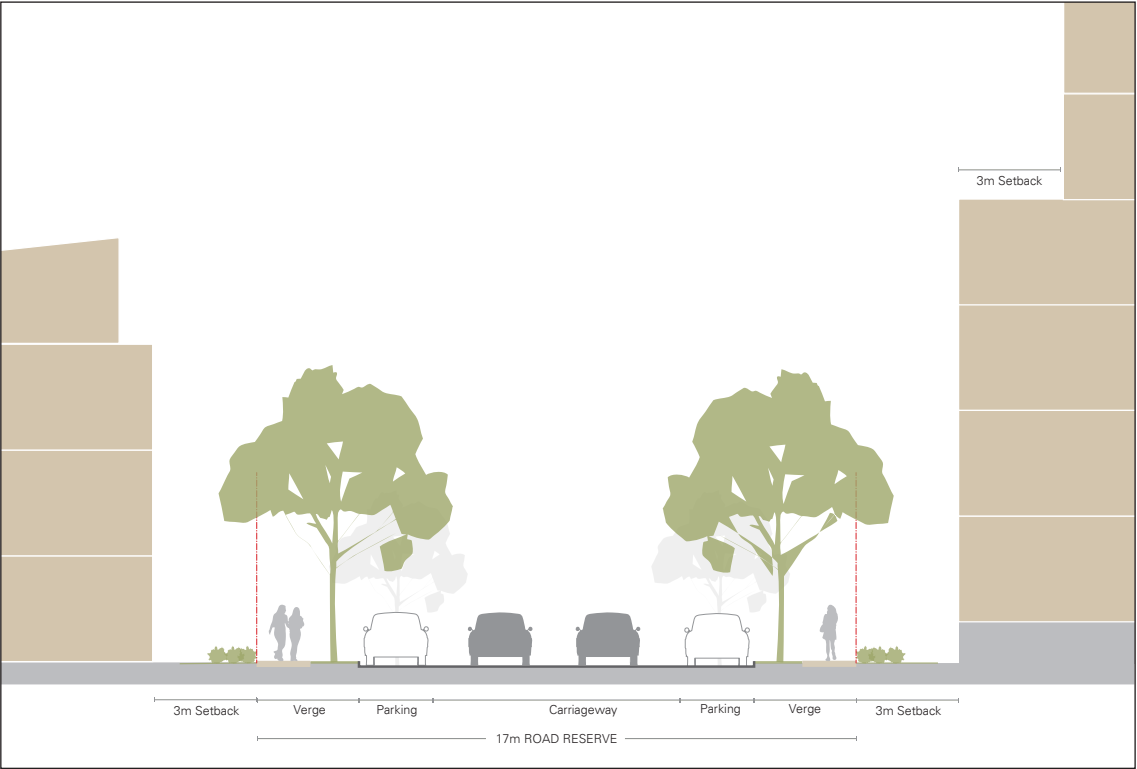


Figure 4.1.18 Section illustrating setbacks above 4 storeys

- e. Ground floor dwellings in buildings fronting Blaxland Road and Parkes Street are to have individual access off the street (refer to Figure 4.4.18).



Figure 4.1.19 Examples of apartments with individual street access

- f. Buildings fronting Blaxland Road should have facades that are articulated and modulated. This may include 'punctuated' walls, variation in setbacks, and building elements such as balconies, porches, and sun shading devices.
- g. Within the RL 130 height area shown on Figure 4.4.16 any tower / above podium building forms should have a maximum width (fronting the street) of approximately 40 m for residential development and approximately 50 m for commercial development.
- h. A maximum façade length of 40 m.

Note: At 40 m, the building can be physically or visually separated through design elements/ or articulation.

- i. For residential development, building separations are to be in accordance with the following:

HEIGHT	BETWEEN HABITABLE ROOMS AND BALCONIES	BETWEEN HABITABLE ROOMS/ BALCONIES AND NON-HABITABLE ROOMS	BETWEEN NON HABITABLE ROOMS
Three to four storeys (12 m)	12 m	9 m	6 m
Five to eight storeys (25 m)	18 m	13 m	9 m
Nine storeys and above (over 25 m)	24 m	18 m	12 m

- j. Towers forms within Site A must:
 - i. be designed as highly articulated, slender built form elements that allow for reasonable view sharing and outlook within and across the site;
 - ii. be separated by a minimum distance of 24 m (between habitable rooms and balconies), to ensure there is spatial delineation between tower forms when viewed from the broader urban context; and
 - iii. add to the interest of the skyline of the Precinct and Ryde Town Centre, through a modulated and articulated form and interesting roof elements.
- k. Tower elements should connect visually with ground level. This may be achieved by providing continuity in the vertical articulation of tower and podium elements.
- l. Residential building forms should be orientated to take advantage of sunlight and view opportunities. Façade elements that incorporate eastern, northern and western summer shade elements should be provided.
- m. Building bulk and massing is to be distributed on the site so as to ensure:
 - i. high amenity for public domain spaces, including good solar access and protection from high wind and noise levels; and
 - ii. to minimise loss of amenity to existing adjacent buildings and public streets and spaces.
- n. Building massing, scale and design is to minimise adverse wind impacts (such as down Adopteds) on the public domain in and around the development. Hence, the orientation, height and built form of development is to be designed to promote public safety and comfort at ground and publicly access podium levels.
- o. Lift overruns and plant areas are to be recessed and/or incorporated into interesting roof elements of buildings.

- p. Community/civic spaces are required to have a civic character which includes but is not limited to the following:
 - i. Design elements are to be generously scaled and of high quality materials expressive of contemporary best practice;
 - ii. Demonstrate best practice environmental sustainability outcomes;
 - iii. Generous floor to ceiling heights, where appropriate; and
 - iv. include multifunctional performance space, meeting and conference rooms and Council Chambers.
 - v. a plaza area to compliment the functions and use of the civic/community spaces.
- q. The built form should be designed to minimise shadow impacts on surrounding properties.
- r. The existing Obelisk on the site is to be relocated to a location approved by Council.

Sections illustrating the built form and height transitions are shown at Figure 4.4.19.

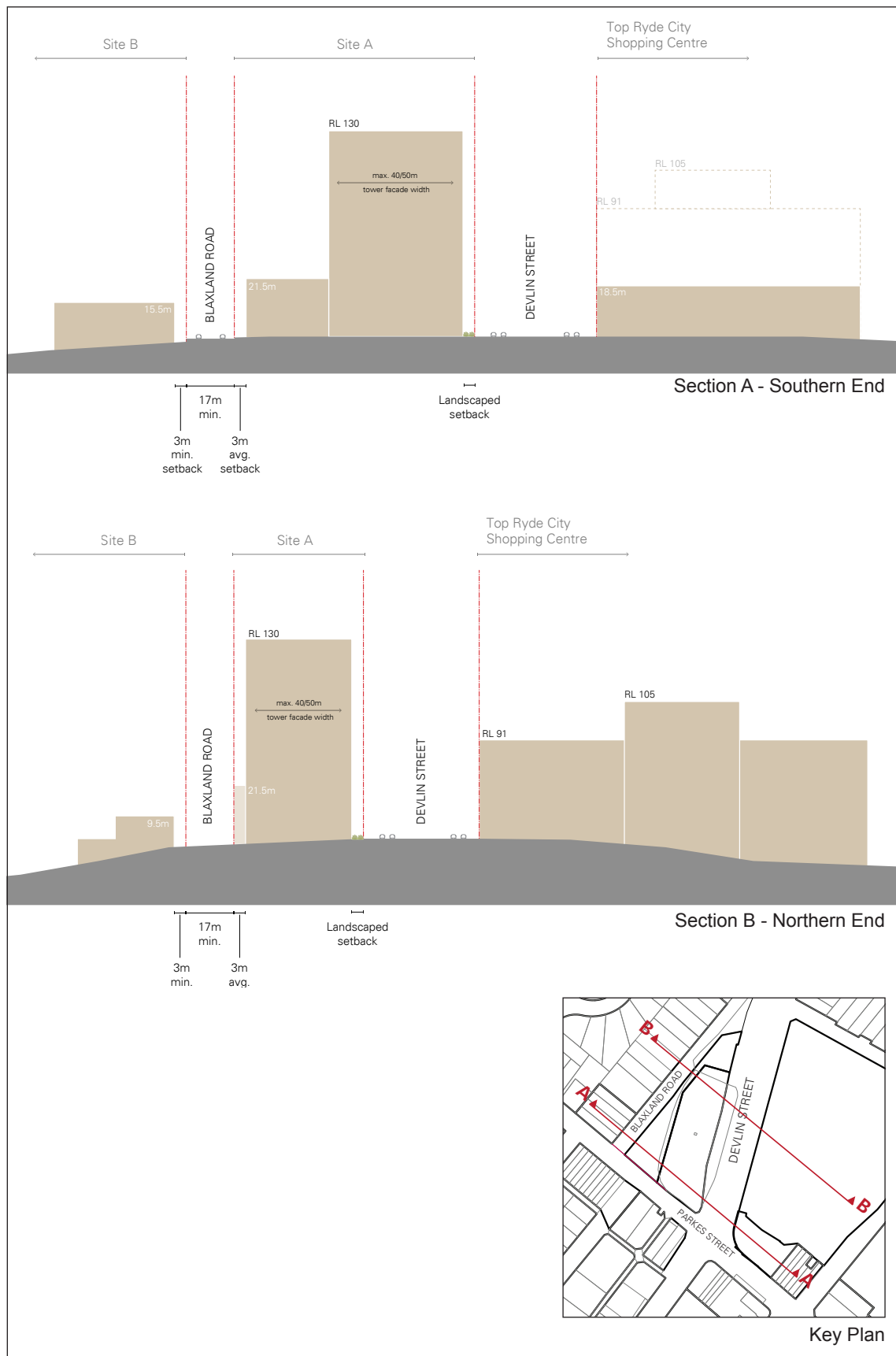


Figure 4.4.20 Sections illustrating the built form and height transitions

Residential Amenity

- a. Residential development is to provide a high level of amenity for residents and visitors and meet the requirements of SEPP 65 – Design Quality of Residential Flat Development and the accompanying Residential Flat Design Code.
- b. The Residential Amenity controls in Section 7.2 – 7.6 of Part 4.4 of the Ryde DCP apply to residential flat buildings.
- c. Private balconies are to be a minimum depth of 2.4 m and a minimum area of 10 m².
- d. Communal open space may be in a courtyard form and may also be provided on elevated gardens and roof tops.
- e. Communal open space should have a northerly aspect where possible.
- f. The design of private and communal open space is to address visual privacy, safety, security, wind and noise impacts.
- g. Communal open space should be a private area for use by residents only.

Parking

- a. Parking areas are to be integrated with the form and arrangement of buildings on the site, screened or concealed from view from the public domain and adjoining streets. Sleeving of any above ground parking areas or high quality, decorative screening is required.
- b. Loading of large vehicles to/from the site is to be made via Parkes Street only (excluding loading and unloading associated with performances and events).

Sustainability

- a. Residential development is to comply the requirements of BASIX and achieve a minimum 4.0 Greenstar rating.
- b. Commercial development is to achieve a minimum 5.0 Greenstar rating.
- c. Civic development is to achieve a minimum 5.0 Greenstar rating in accordance with the current Green Star - Public Building rating tool (which may be a pilot or adopted rating tool at the time the relevant DA is to be submitted for assessment and determination).

8.1.7 Site B

Site B is the smaller and western most portion of the Precinct. The redeveloped Site B will be lower scale building(s) which will provide a transition in height, bulk and scale between development on Site A to the east and lower density residential development to the west. Redevelopment of Site B must have regard to the adjoining heritage listed Hatton's Cottage.

Development of the site is to comply with the following controls and with the preceding architectural, built form, landscaping, public domain, access and circulation objectives and controls for the Precinct.

The location of Site B is illustrated in Figure 4.4.09.

Objectives

- 1. To ensure development respects the significance of Hatton's Cottage (heritage item) at 158 Blaxland Road, Ryde.
- 2. To encourage development that responds to the:
 - a. Existing low scale development to the west and north; and
 - b. Site's sloping topography.

3. To ensure non-residential or mixed use development of Site B is to respect surrounding residential development and minimise impact on residential amenity.

Controls

- a. Building setbacks to Blaxland Road (realigned), Parkes Street and the site's northern boundary are to be in accordance with Figure 4.4.16.
- b. The relevant controls in Part 3.4 Residential Flat Buildings and Multi Dwelling Housing Residential Amenity and the controls in Chapter 7.2 – 7.6 of Part 4.4 of the Ryde DCP apply to residential flat buildings.
- c. Residential development is to provide a high level of amenity for residents and visitors and meet the requirements of SEPP 65 – Design Quality of Residential Flat Development and the accompanying Residential Flat Design Code.
- d. For residential development, building separations are to be in accordance with the following:

HEIGHT	BETWEEN HABITABLE ROOMS AND BALCONIES	BETWEEN HABITABLE ROOMS/ BALCONIES AND NON-HABITABLE ROOMS	BETWEEN NON HABITABLE ROOMS
Three to four storeys (12 m)	12 m	9 m	6 m
Five to eight storeys (25 m)	18 m	13 m	9 m

- e. Buildings fronting Blaxland Road and Parkes Street should have facades that are articulated and modulated. This may include 'punctuated' walls, variation in setbacks, and building elements such as balconies, porches, and sun shading devices.
- f. Ground floor dwellings in buildings fronting Blaxland Road and Parkes Street are to have individual access off the street.
- g. Private balconies are to be a minimum depth of 2.4 m and a minimum area of 10 m².
- h. Common open space should be designed and landscape to optimise useability, privacy and for the amenity of adjoining neighbours. Landscaping should contribute to streetscape character of Parkes Street and Blaxland Road.
- i. Communal open space should have a northerly aspect where possible.
- j. The design of private and communal open space is to address visual privacy, safety, and security.
- k. Communal open space should be a private area for use by residents only.
- l. Non – residential or mixed use development should minimise noise, lighting , odour and glare (reflectivity) impacts on surrounding residential uses
- m. Plant and lift overruns are to be visually unobtrusive and are to be incorporated into the roof form, where possible.
- n. Main building entry(s) for non – residential developments should front the realigned Blaxland Road . Plaza/forecourt space(s) should be provided on the Blaxland Road frontage.

8.1.8 Development Application Requirements

- a. It is intended that future development within the Precinct will be the subject of a single development application (DA). As such any DA for the demolition of existing buildings and structures and the erection of new buildings is to address the following matters where relevant:
 - the consistency of the development with the above Objectives and Future Character statement for the Precinct;
 - whether the development is an appropriate design response to the opportunities and constraints of the Precinct;
 - proposed uses and use mix;
 - subdivision pattern;
 - sensitivity to heritage items and streetscape constraints;
 - the location of the proposed building envelopes and their relationship with the rest of the Precinct in terms of building separation, setbacks, amenity and urban form;
 - bulk, massing and modulation of buildings;
 - building heights (including street frontage heights);
 - the gross floor area of each building;
 - environmental impacts such as sustainable design, overshadowing, wind and reflectivity;
 - the achievement of the principles of ecologically sustainable development;
 - pedestrian, cycle, vehicular and service access, circulation and requirements, incorporating the realigned Blaxland Road;
 - impact on, and proposed improvements to, the public domain;
 - maximum car parking numbers for the Precinct;
 - indicative landscaping scheme;
 - Greenstar commitments; and
 - measures to incorporate Crime Prevention Through Environmental Design criteria.
- b. As a minimum, the DA must be supported by the following studies, plans and assessments:
 - Detailed site analysis of the Precinct;
 - Comprehensive Statement of Environmental Effects;
 - Architectural plans - demonstrating the proposed building envelopes and the general layout and configuration of land uses and development across the Precinct;
 - Shadow diagrams;
 - Design Quality Plan – including details of the architectural merit and quality of the development;
 - Traffic and Parking Assessment;
 - Landscape and Public Domain Plan; - Wind Impact Report;
 - Greenstar/ESD Assessment;
 - Heritage Impact Assessment;
 - 3D Model and Photomontage of the proposed building envelopes, illustrating key design and architectural elements/features;
 - Arts and Cultural Plan;
 - Accessibility Plan; and
 - Social Impact Assessment.

The consent authority may require additional information if it considers it necessary in the circumstances of the case.

8.2 Precinct 2 - Town Core

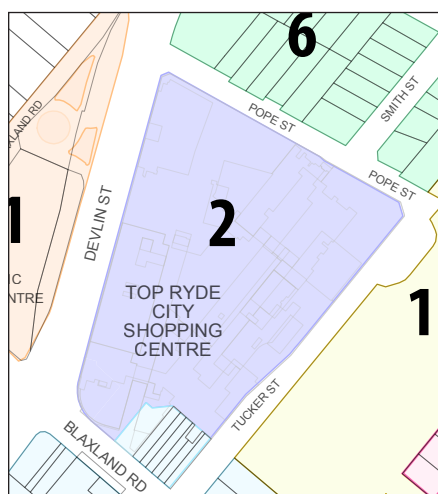


Figure 4.4.21
Town Core Precinct

Opened in 1957 the Top Ryde Regional Shopping Centre was only the second mall built in Australia on the American model and the first suburban centre in Sydney to have a big city department store. The completion of the shopping centre and a modern Civic Centre, together with the decision in 1963 to establish Macquarie University marked the emergence of Ryde as a “city”.

The development of major new shopping centres in Rhodes and North Ryde has seen the Top Ryde Shopping Centre decline in Sydney’s retail hierarchy from its original regional focus to a local focus. At the time of preparing this Part, the shopping centre was servicing the needs of local communities and was a place to meet and congregate informally.

Occupying almost an entire city block bounded by Blaxland Road, Pope, Tucker and Devlin Streets, the shopping centre was alienated from the Ryde Town Centre. Creating pedestrian walkways through the site and enhancing links with the main street, school and Ryde Park is an opportunity for future development. With effective management vehicular access to the shopping centre may be direct from Devlin Street, improving the amenity of nearby areas.



Figure 4.4.22 The Top Ryde Shopping Centre (late 1990's) is pictured at right

8.2.1 Future Character

Town Centre Core Precinct will service the needs and expectations of local communities and include new public spaces and community facilities, residential and commercial opportunities. It will demonstrate design excellence and environmental sustainability.

Objectives

1. To redevelop the shopping centre to act as a catalyst for revitalisation of the Town Centre, to attract investment and create new jobs and better utilise public transport and public infrastructure.
2. To enhance pedestrian connections to Church Street and Blaxland Road, to the Civic Precinct and nearby residential communities, the school and Ryde Park.
3. To retain and enhance services and amenities for local communities, including youth, elderly and minority groups.
4. To redevelop the centre as a benchmark for design quality and environmental sustainability.
5. To promote access-for-all and community ownership by establishing a public domain and community facilities within the shopping centre.
6. To better manage vehicular access to the shopping centre and discourage through traffic.
7. To develop a high quality centre that will set the benchmark for Ryde Town Centre.

Controls

Land Use

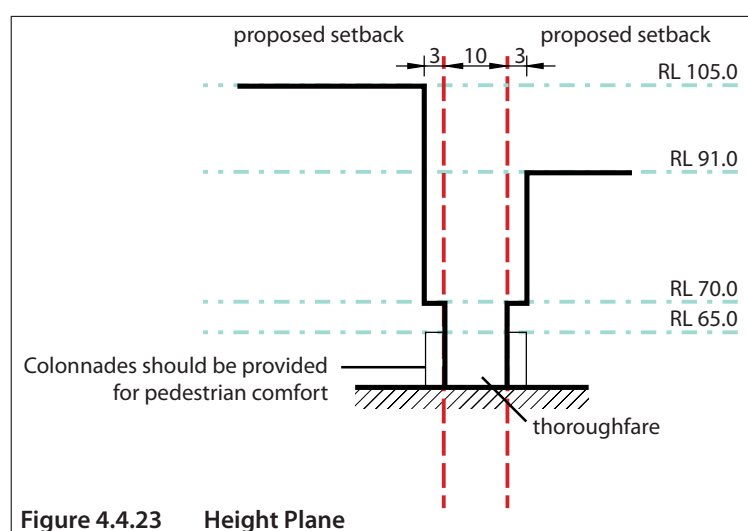
- a. A mix of land uses may be permitted or required including:
 - i. Public buildings, community and/or government uses of not less than 2500 m² nett usable floor area;
 - ii. Long Day Child care catering for 60 babies, toddlers and preschool children;
 - iii. A publicly accessible plaza of 2000 m²;
 - iv. Occasional day care catering for 40 children;
 - v. Shops up to a maximum 45% of the permissible development nett useable floor area of the precinct; and
 - vi. Residential development not less than 15% of the permissible nett useable floor area of the precinct.
- b. The street or plaza level, and the first storey immediately above, of all development in Precinct 2 shall be retail, commercial, government, community or other active uses to ensure well-used and safe (with ample casual surveillance opportunities) streets and public spaces.
- c. The floor to ceiling height of street and plaza levels and the first storey of any building must be a minimum 3.5 m regardless of the proposed use.
- d. Parts of Tucker Street, excluding street corners, may comprise residential development at the ground level subject to the provision of multiple entries and natural surveillance opportunities.

Compatible Land Use

- e. Public open space will be the subject of Management Plans that will safeguard use of public open space for community events, define minimum access requirements and maintenance regimes.
- f. Apartments near public open space must have built-in acoustic mitigation controls to ensure that activities in the public domain will not adversely affect the amenity of residents. The objective of this provision is to protect the long term use of public open space for civic and community events.
- g. The boundaries between adjoining publicly owned and privately owned public domain spaces should be indiscernible. Paving, soft landscaping, street furniture and the like shall be in accordance with the Ryde Town Centre Public Domain Plan.
- h. Outdoor dining, street markets and other active uses are encouraged in the public domain, subject to Council consent. Refer to Ryde Town Centre Public Domain Plan and Council's Footpath Activity Policy and discuss lease arrangements with the City of Ryde Property Services.
- i. Residential development should incorporate the principles the Coastal Apartment Building type outlined in the Residential Flat Design Pattern Book (NSW Government Architect and Urban Design Advisory Service). This building type emphasises outdoor living and an interactive public domain interface.

Development of the Whole of the Precinct

- j. This plan envisages the enhancement of public infrastructure and the demolition of the Top Ryde Shopping Centre as part of the redevelopment of the whole of Precinct 2.
- k. The redevelopment of the whole of Precinct 2 must include a public plaza, a pedestrian thoroughfare, a pedestrian footbridge over Devlin Street, grade separated vehicular access and new amenities for bus users.
- l. The pedestrian thoroughfare (provided in accordance with the Public Domain Control Drawing in this Plan) shall have the following attributes:
 - i. 10 m wide and connecting Pope Street and Blaxland Road;
 - ii. Clear sight lines from one end to the other;
 - iii. Active frontage lining both sides of the thoroughfare;
 - iv. Building Height Plane (refer to Figure 4.4.22) shall apply to the built form either side of the thoroughfare;
 - v. A preferred minimum 60% solar access on the ground plane for a minimum 2 hours between 10 am and 2 pm mid-winter; and
 - vi. Active frontages for the full length.



Note: Colonnades – To promote pedestrian comfort and safety, cover must be continuous, with unobstructed sightlines and a width to height ratio of at least 1:2. A benchmark example is the GPO colonnade, Martin Place.

- m. An application for the demolition of buildings within Precinct 2 will be considered as part of an application for the whole of the Precinct and must be accompanied by:
 - i. A full Archival Recording prepared in accordance with the NSW Heritage Division guidelines. Two original copies of the Archival Recording must be submitted to Council for accession to the Library collection;
 - ii. An Archaeological Management Strategy prepared in accordance with the NSW Heritage Division guidelines; and
 - iii. An Interpretation Plan that is linked to the Arts and Cultural Plan for the site.
- n. The public plaza shall have the following attributes:
 - i. An area not less than 2,000 m²;
 - ii. Dimensions not less than 30 m measured in any direction;
 - iii. Areas within the public plaza may be utilised for out-door dining and commercial activities subject to retaining 1,500 m² clear of obstructions;
 - iv. Paved and finished generally in accordance with the Ryde Town Centre Public Domain Plan to the satisfaction of Council;
 - v. Accessible from Pope Street including for people with disabilities;
 - vi. 80% solar access (excluding shadows cast by trees) for at least 2 hours between 10 am and 2 pm midwinter;
 - vii. Hard and soft landscaping that is attractive, sustainable, robust and durable;
 - viii. Capable of hosting civic and community events such as outdoor cinema or theatre performances, seminars, markets and the like;
 - ix. Accessed by the thoroughfare connecting Pope Street and Blaxland Road; and
 - x. Active frontages to all built edges.



Figure 4.4.24 An artist's impression of a public plaza and through site link in Precinct 2

- o. The pedestrian footbridges linking over Devlin Street shall demonstrate design excellence and be to the satisfaction of the Roads & Maritime Services and Council, and have the following attributes:
 - i. Footway widths as prescribed in LEP 2014;
 - ii. Safety barriers;
 - iii. Weather protection from wind and rain;
 - iv. Natural ventilation and natural light;

- v. Surveillance opportunities and clear sightlines from one end to the other;
- vi. Lighting in accordance with Australian Standard AS/NZS 1158.3.1:1999:Road lighting – Pedestrian area (Category P) lighting – Performance and installation design requirements.
- vii. Demonstrate design excellence;
- viii. Include public art and opportunities for community information signage; and
- ix. Accessibility for all (however, ramps are not preferred).



Figure 4.4.25 An example of design excellence: a footbridge designed by Ed Lippman, joint winner of a design competition sponsored by the RMS and NSW Government Architect.

- p. Advertising may be permitted on the footbridge provided that it:
 - i. Is integrated in the overall design;
 - ii. Contributes positively to the identity of Ryde Town Centre and does not detract from the civic qualities of the Town Centre;
 - iii. Targets road users and is not visible from nearby residential areas and from the wider view catchment; and
 - iv. Does not include flashing illuminated signage.
- q. Amenities for bus users are to be provided on Devlin Street and the whole of Blaxland Road as part of the redevelopment of Precinct 2. Amenities for bus users shall include but should not be limited to:
 - i. Weather protection in the form of shelters and / or continuous awnings. Glass awnings and shelter roofs will not be acceptable unless it can be demonstrated that: -
 - a cleaning and maintenance regime will be established;
 - solar protection can be achieved;
 - lighting will be installed to the underside of the awning;
 - Information and directional signage that will assist public transport users including maps and timetables;
 - Slip-lanes and like infrastructure that will facilitate road safety and reduce impacts on vehicular traffic movements to the satisfaction of the State Transit Authority, RMS and Council;
 - Appropriate lighting in accordance with Australian Standard AS/NZS 1158.3. 1:1999: Road lighting – Pedestrian area (Category P) lighting – Performance and installation design requirements; and
 - Clear unobstructed sightlines between bus waiting areas and kerb side road lane.
- r. Development is required to ensure appropriate provision for pedestrian access in Devlin Street in conjunction with the implementation of vehicular access ramps to the Precinct to the satisfaction of Council. A footpath 3 m wide is preferred between the building face and access ramp.

- s. The consolidation of bus stops in Blaxland Road and Devlin Street where user safety, amenities and convenience will be improved. The relocation of bus stops is to be to the satisfaction of Council, the Roads and Maritime Services and the State Transit Authority.
- t. Development is required to implement Part 7.1 Water Wise, Energy Smart by applying integrated management and design solutions to the site as a whole. The redevelopment of the whole of Precinct 2 should include the following:
 - i. Minimisation of potable water consumption including provision for water harvesting, storage and recycling;
 - ii. On site treatment to improve water quality; and
 - iii. Minimisation of energy consumption utilising a range of initiatives including roof gardens, daylight penetration, stack ventilation, energy cogeneration and so on.
- u. A Design Quality Plan that demonstrates, to the satisfaction of Council, how quality design will be achieved both for the site layout and built form. The Plan must include a design statement detailing how the objectives of this Part are addressed, and if relevant, the principles of the Residential Flat Design Code. The Design Quality Plan should include proposals to achieve high quality design outcomes that may include:
 - i. Proposals for more than one architect to design the buildings above the podium level in order to contribute interest and diversity to the outcome;
 - ii. Proposals to engage emerging and established design professionals with a reputation for high quality design; and
 - iii. Staging competitions for elements of the development including the design of individual buildings, the pedestrian footbridge, artworks, street furniture and the like.
- v. Public Domain Enhancement Plan that shows, to the satisfaction the Council, how:
 - i. Pedestrian amenities and the public domain around the site, including Devlin Street, Pope Street, Tucker Street and Blaxland Road are enhanced and expanded;
 - ii. Connections with Church Street and Smith Street are enhanced; and
 - iii. Wind impacts will be managed in addition to proposed design responses and mitigation measures to ensure the comfort of pedestrians.
- w. An Arts and Cultural Plan that shows to the satisfaction of Council how public art will be incorporated in the development. The arts and cultural plan should be prepared in accordance with section 3.9 of this plan. It should also include an Interpretation Strategy for the heritage significance – the aesthetic, social, historical and architectural qualities -- of the Top Ryde Shopping Centre.
- x. Traffic Management Plan that demonstrates to the satisfaction of Council and the RMS how access to the site will be managed including but not limited to demonstrating that:
 - i. Most traffic accessing Precinct 2 will have direct access from Devlin Street;
 - ii. The impact of vehicular traffic on nearby development, including the school and residential areas, is minimised; and
 - iii. The proposal facilitates convenient bus usage.
- y. A Pedestrian Access and Mobility Plan that demonstrates to the satisfaction of Council that pedestrian priority, safety and amenity is enhanced.
- z. A Staging Plan that demonstrates to the satisfaction of the Council that delivery of civic and public domain space is prioritized.
- aa. A Construction Management Plan that demonstrates to the satisfaction of council that social and environmental sustainability is addressed and potential adverse impacts on local communities appropriately managed during construction.

8.3 Precinct 3 - Main Street

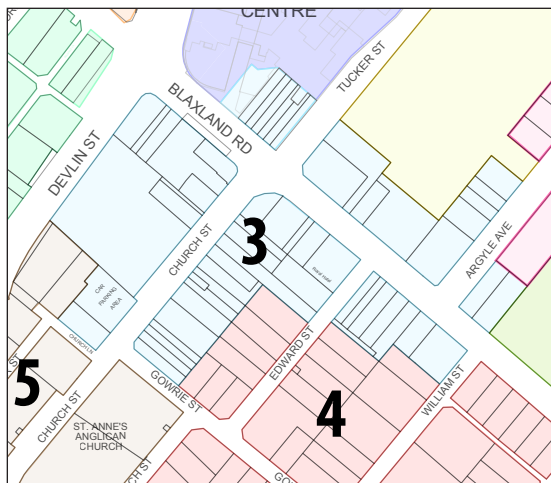


Figure 4.4.26
Main Street Precinct



Figure 4.4.27 **Indicative Plan - Main Street Precinct**

By 1919, Blaxland Road (then Parkes Street) was a thriving main street with at least two banks, the School of Arts, a cluster of shops and the Town Hall (before relocation to the Civic Centre in 1964). Trams ran along both Blaxland Road and Church Street and as the village expanded, shops were naturally located along the tram route in Church Street.

The Blaxland Road and Church Street are now characterised by two storey retail and commercial buildings, many dating from the early twentieth century. While the building stock and public domain is run down, the streetscape architectural charm is derived from the uniform scale and early twentieth century architecture.

8.3.1 Future Character

Main Street Precinct will be attractive, vibrant and safe with a diverse range of neighbourhood shops, living and business accommodation and a high quality public domain that encourages social interaction.

Objectives

1. To reclaim a role as the “main” street through public domain enhancements and encouraging development that activates the streets through at least a twelve-hour day.
2. To discourage through traffic.
3. To encourage new mixed-use development that includes residences, retail and commercial activities and will meet emerging work and lifestyle needs.
4. To adapt, re-use and recycle existing early twentieth century building stock, which underpins the established character of the precinct.
5. To establish a vibrant atmosphere with outdoor dining, markets and the like particularly in Church Street.

Controls

- a. Mixed-use development comprising a combination of residential development with compatible retail, commercial, residential and other uses are permitted.
- b. Active uses such as residential entries, civic, retail and commercial uses are required on ground level street and public domain frontages. Refer also Section 3, Public Domain of this Part.
- c. Active uses including commercial and retail uses shall comprise the street frontage for a depth of at least 10 m.
- d. The minimum floor to ceiling height for the street level and the first storey of any building must be 3.5 m to accommodate a range of uses over time.
- e. Provide laneways in accordance with Figure 4.4.29 Possible Laneways Control Drawing.
- f. All laneways indicated on Figure 4.4.29 Possible Laneways Control Drawing are to be a minimum of 8m wide. This is to include a 6m wide carriageway and a footpath a minimum 1.5m wide.
- g. Where a laneway is required, development incentives will apply. Refer Ryde Local Environmental Plan 2014.

Note: Reference to the provision of laneway access in LEP 2014 height and floor space incentive clauses means:

- (1) the provision of a new laneway in a location required by Council to achieve public benefit
 - (2) the provision of laneway widening of an existing laneway in a location required by Council to achieve public benefit
- h. Residential development shall incorporate the principles for Urban Apartments outlined in the Residential Flat Design Pattern Book, (NSW Government Architect and Urban Design Advisory Service).



Figure 4.4.28 The apartment building, pictured, is an example of the urban apartment typology in the Residential Flat Design Pattern Book. The scale and massing of this development responds to the existing shop-fronts.

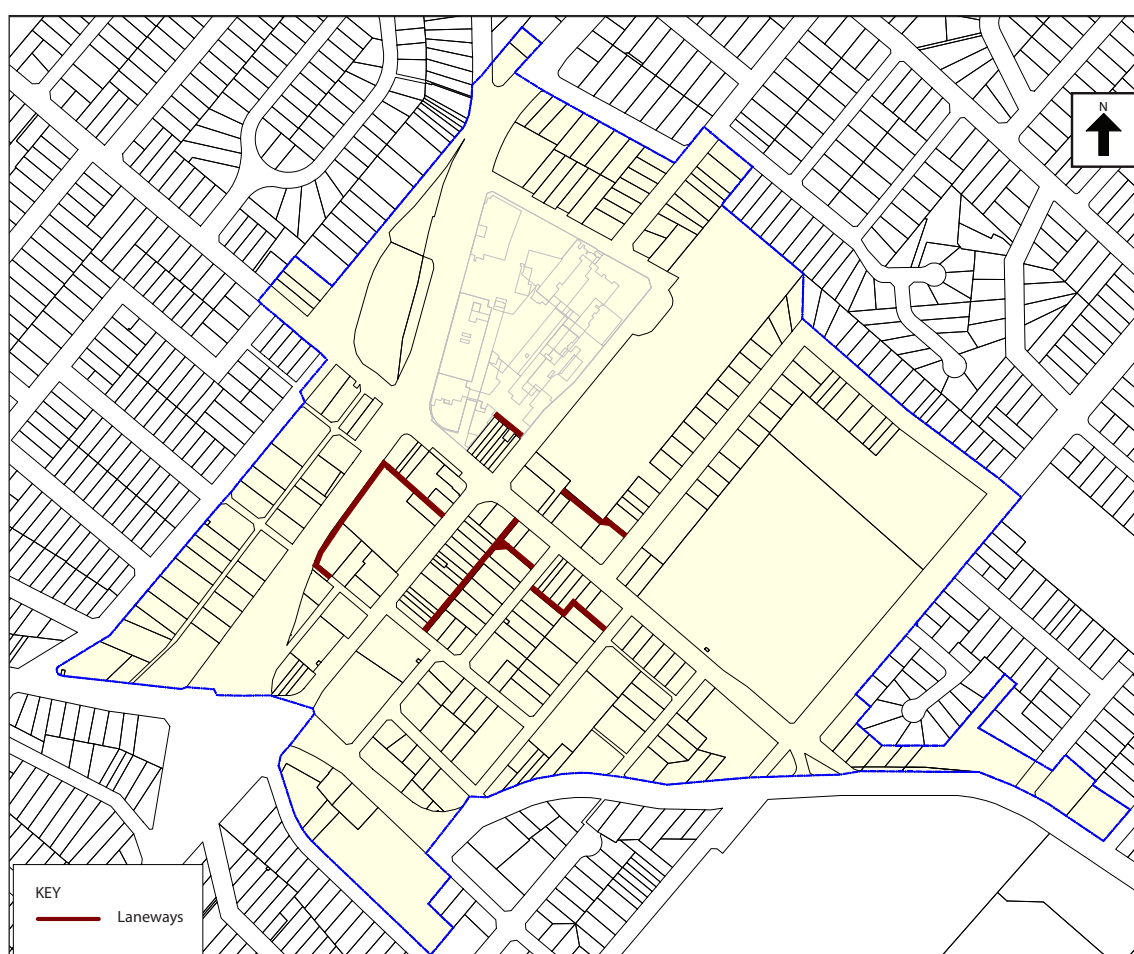


Figure 4.4.29 Possible Laneways Control Drawing



Figure 4.4.30 Church Street, looking toward Blaxland Road c.1912

Note: The first storey verandahs over the footpath provide a historic precedent for new verandahs. Awnings and first storey verandahs extend over footpath.

- i. First storey verandahs over the pavement may be permitted in Church Street and Blaxland Road subject to RMS and Council approval.
- j. First storey verandahs must be setback at least 600 mm from the kerb edge and may not extend from the building face more than 3000 mm. They must have an awning or roof above and lighting to the underside to ensure safety and security for pedestrians.
- k. The boundaries between adjoining publicly owned and privately owned public domain spaces should be indiscernible. Paving, soft landscaping, street furniture and the like shall be in accordance with the Ryde Town Centre Public Domain Plan.
- l. Outdoor dining, street markets and other active uses are encouraged in the public domain, subject to Council consent Refer to Ryde Town Centre Public Domain Plan and Council's Footpath Activity Policy and discuss lease arrangements with the City of Ryde Property Services



**Figure 4.4.31
Blaxland Road and Church Street
Intersection c1919**

8.3.2 Retail Development In Precinct 3

Objectives

1. To establish a character that differentiates Ryde Town Centre and its retail environment from that of other retail environments and offers experiences that contrast with internalised shopping malls.
2. To reinforce the traditional main street character of Blaxland Road and Church Street.

Controls

- a. To promote pedestrian safety, security and amenity, the width of shops to streets where Active Frontage is required should be not greater than 20 lineal metres. Refer Active Frontages Control Drawing in section 3 Public Domain.
- b. Arcades, galleria and access ways shall be a minimum 3 m wide and clear of obstacles such as kiosks, seating, furniture advertising structures and the like.
- c. Vertical transportation within retail development shall be clearly visible and located for ease of access.

8.3.3 Argyle Street

Objectives

1. To provide a transition between the Main street retail character and Precinct 10 Low Density Fringe with its residential character, high levels of amenity bordering the park and connectivity with the town centre.
2. To protect the amenity of Ryde Public School.

Controls

- a. The maximum building length at the street frontage shall be 40 m to ensure that the building scale provides a transition between the Mainstreet Precinct and low density residential development. The design is to articulate the facade and reflect traditional shopfront or terrace housing widths of approximately 20 m.
- b. Where residential development is located at ground level provide:
 - i. Direct street access / entry for ground floor apartments
 - ii. Front Gardens in the street setback
- c. Development is to provide Setbacks in accordance with Figure 4.4.07 section 4.2 Setbacks and Build-to Lines of this Part of Ryde DCP
- d. Development is to comply with Figure 4.4.30 and to have regard to the amenity of Ryde Public School playgrounds, classrooms and other facilities.

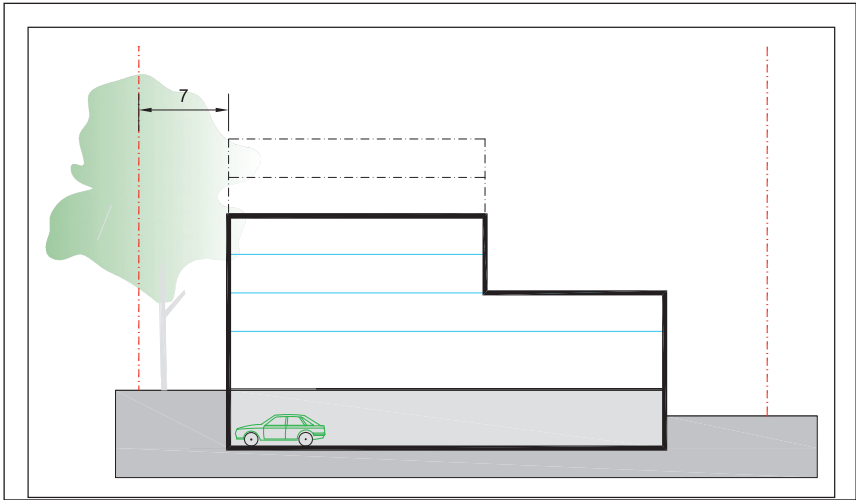


Figure 4.4.32 Height Control Plane

8.4 Precinct 4 - Residential

8.4.1 Future Character

Residential Precinct will be a compact living environment well serviced by public transport, retail, leisure and work opportunities within the Town Centre. It will comprise quality residential buildings in garden settings with a high level of amenity.

Objectives

1. To achieve quality design solutions.

Controls

- a. Applications for proposals that incorporate residential flats are to be accompanied by a Design Statement detailing how the proposal meets the Design Quality Principles of the Residential Flat Design Code.
- b. Residential development shall incorporate the Garden Apartment Building design principles expressed in the Residential Flat Design Pattern Book, NSW Government Architect and Urban Design Advisory Service.

8.5 Precinct 5 - Heritage

The Heritage Precinct is a cultural landscape that derives cultural and heritage significance from several Victorian civic and public buildings, such as the former Courthouse the Wesleyan Church complex and St Anne's Church and cemetery. The architecture of these public buildings is generously proportioned with high-pitched roofs, deeply set reveals and enriched by building materials such as sandstone, dark brick and slate.

St Anne's and the Wesleyan Church complex were significant as centres of community and public life and contribute to the longstanding civic role of the Ryde Town Centre. The hilltop location of this Church Group influenced the layout of the town plan, while the buildings help tell the story of Ryde's early history and development. The landscaped grounds and mature trees are important natural and open space resources for the area and contribute to the valued qualities of the Precinct. Sandstone kerb, fences and other historic elements enrich the settings of the many heritage items in the Precinct.

8.5.1 Future Character

Heritage Precinct will value enhance and interpret heritage resources and cultural landscapes.



Figure 4.4.33 Images from Precinct 5

Objectives

1. To protect and enhance significant views.
2. To conserve and enhance items of cultural and heritage significance, including significant mature landscapes.
3. To conserve and enhance heritage values of the area.
4. To ensure that a distinct character is retained and enhanced.

Controls

- a. Contributory Elements add to the significant qualities of Heritage Items and Precinct 5 as a whole. Contributory Elements within Precinct 5 include:
 - i. All structures, elements and landscapes within the property boundary of a Heritage Item.
 - ii. Sandstone kerbing, retaining walls, mature trees and like historic elements in the public domain.
 - iii. Streetscape Elements identified in section 4 of this Part.
- b. Contributory items should be retained and conserved. Intrusive features should be replaced with appropriate compatible features that are sympathetic with or will enhance the significance of heritage items and Precinct 5.
- c. All new development shall be compatible with the height, scale, built form, architectural character and curtilage of Heritage Items and Contributory Elements.
- d. The material qualities of new development shall reflect and include the predominant building materials of heritage items in the vicinity and precinct.
- e. New development shall retain the general existing pattern within Precinct 5 of buildings set within a landscaped grounds.
- f. Existing landscape settings shall be retained and conserved
- g. Places of heritage value shall be interpreted in appropriate and meaningful ways. An Interpretation Plan must be submitted to Council if requested by Council's heritage officer. An Interpretation Plan may be linked or part of an Arts and Cultural Plan. Refer section 3 of this Part.

8.6 Commercial Edge Precincts

The Commercial Edge Precincts are gateways to the Ryde Town Centre and negotiate a change from residential development to a vibrant urban environment. The commercial edge precincts are characterised by a mix of existing residential flats, commercial and entertainment activities and are located on important public transport and arterial road corridors. The objectives and controls relate to Precincts 6, 7, 8 and 12.

Objectives

1. To create an appropriate transition between the Ryde Town Centre and adjoining residential areas.
2. To encourage appropriate development on the arterial roads including Devlin Street, Church Street and Victoria Road.
3. To create a vibrant, active and safe pedestrian environment.
4. To encourage development that responds to the heritage significance of items in the centre including Ryde Public School, St Anne's and former Wesleyan Churches, Ryde Park, and the Queen Victoria Diamond Jubilee Fountain.
5. To encourage quality design and gateway development.

Controls

- a. Mixed-use development comprising a combination of residential development and compatible retail, commercial, entertainment and other uses is encouraged in order to achieve the Future Character for Commercial Edge Precincts
- b. Refer Active Frontage Control Drawing, section 3 of this Part. Where required, provide active frontage (including residential building entries, commercial and retail uses) at the ground level street frontage for a depth of at least 10 m.
- c. Provide paving, gateway and other signage, street furniture, public art and landscaping in accordance with the Ryde Town Centre Public Domain Plan.

8.6.1 Precinct 6 - Commercial Edge North

Future Character

The Commercial Edge North is located at the busy intersection of Blaxland Road, Devlin Street, Lane Cove Road and Pope Street. It negotiates a transition between the busy shopping centre, arterial roads, quiet residential streets and Ryde Public School (which incorporates a nineteenth century State Heritage listed building by Government Architect Edmund Blackett).

The Commercial Edge North will develop a character that responds to the public plaza located on Pope Street and a pedestrian thoroughfare through the shopping centre connecting to Blaxland Road, facilitating walking and cycling in the Ryde Town Centre. Pope Street will be suited to outdoor dining and other activities compatible with an urbane public domain.

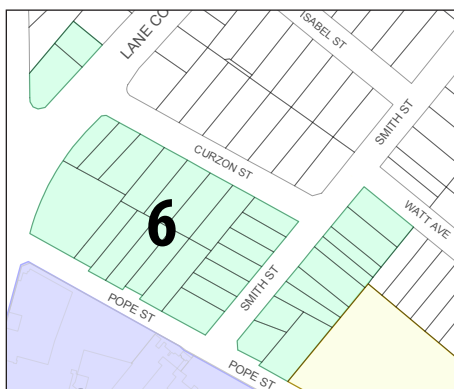


Figure 4.4.34
Commercial Edge North



Figure 4.4.35
Indicative Plan - Commercial Edge North

Note: This plan indicates the built form layout of the precinct

8.6.2 Precinct 7- Commercial Edge West

Future Character

The Commercial Edge West is located along Devlin Street terminating at the intersection of Victoria Road, Devlin Street and Church Street. Its location adjoining the grade-separated intersection of Victoria Road and Devlin Street contributes to its isolation from the Ryde Town Centre. The precinct runs along the ridgeline and has superb views to the south and west which are suited to residential development. Building design should respond to manage the western orientation and location on a very busy intersection.

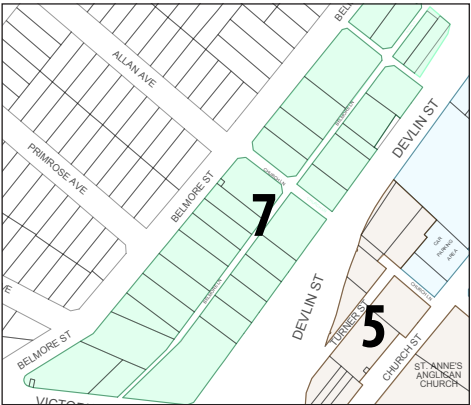


Figure 4.4.36
Commercial Edge West



Figure 4.4.37
Indicative Plan - Commercial Edge West

Note: This plan indicates the built form layout of the precinct. Uncoloured portions of the precinct are developed as residential flat buildings

8.6.3 Precinct 8 - Commercial Edge East

Future Character

The Commercial Edge East is centred on the busy intersection of Blaxland Road and Victoria Road. It negotiates a transition between the busy shopping precincts, arterial roads, quiet residential streets and heritage listed Ryde Park. Ryde Park supports residential amenity for the whole for the town centre.

The Commercial Edge East will be a gateway to the Ryde Town Centre and an anchor for Blaxland Road - Ryde's main street. Development will be designed to enhance views to and from Ryde Park and to promote pedestrian safety and activity.

Under the provisions of Ryde Local Environmental Plan 2014 the precinct includes both Mixed-Use and Enterprise Corridor Land Use Zones. In order to protect and enhance the commercial character and employment opportunities of the precinct, residential development is permitted in the Enterprise Corridor, but only as part of a mixed development.



Figure 4.4.38
Commercial Edge East



Figure 4.4.39
Indicative Plan - Commercial Edge East

Note: This plan indicates the built form layout of the precinct

Controls

- Provide modulation of the façade to reduce the mass and scale of buildings.
- The maximum length of buildings is to be 40 m.
- Articulate a strong top and base to built form. Roof treatments should be interesting and step with the topography.

Note: Upper level setbacks will assist to create a "top"

- A varied pallet of materials and finishes is required to assist with reducing massing and scale.
- Massing and height to be concentrated along Victoria Road.

- f. Ensure that parking is not visible from Victoria Road or Blaxland Road. Basement parking is encouraged.
- g. Retain the existing eucalypts along the street frontage adjoining 2-18 Blaxland Road. A setback of at least 7 m along Blaxland Road is required to retain the existing trees. An aborist's report must be provided to outline how the health of the trees will be protected during construction and in the long term. The building setback may be increased to ensure the long term health of the eucalypt trees. Refer to section 4.2 Setbacks and Build-to Lines Figure 4.4.07

Note: The eucalypts along Blaxland Road contribute to the streetscape, complementing Ryde Park opposite and provide gateway qualities to the entry to the town centre.

- h. The Princes Street road closure and Benson Place should be upgraded as part of future development of 2-18 Blaxland Road. A public domain upgrade should be sympathetic to the heritage significance of the Queen Victoria Diamond Jubilee Fountain.
- i. Provide pedestrian footbridges over Victoria Road in accordance with the Public Domain Control Drawing linking to residential areas within the Ryde Town Centre catchment. Pedestrian over bridges shall demonstrate design excellence and be to the satisfaction of the Roads & Maritime Services and Council, and have the following attributes:
 - i. A footway not less than 3 m clear wide;
 - ii. Safety barriers;
 - iii. Natural ventilation and natural light;
 - iv. Surveillance opportunities and clear sightlines from one end to the other;
 - v. Lighting in accordance with Australian Standard AS/NZS1158.3.1:1999: Road lighting – Pedestrian area (Category P) lighting – Performance and installation design requirements;
 - vi. Demonstrate design excellence and contribute to the identity of Ryde Town Centre;
 - vii. Include public art and opportunities for community information signage; and
 - viii. Accessibility for all (however, ramps are not preferred).
- j. Advertising may be permitted on the footbridge provided that it:
 - i. Is integrated in the overall design;
 - ii. Contributes positively to the identity of Ryde Town Centre and does not detract from the civic qualities of the Town Centre;
 - iii. Targets road users and is not visible from nearby residential areas and from the wider view catchment; and
 - iv. Does not include flashing illuminated signage.
- k. Traffic management solutions must be provided to the satisfaction of Council to enable appropriate transitions to occur between the Ryde Town Centre and the adjoining residential areas. Traffic management works may be necessary.
- l. The rear landlocked portion of 607-619 Victoria Road, located at the rear of properties fronting Arras Parade and Maze Avenue is to be landscaped and free of dwellings.
- m. The interface areas between low scale residential development and Precinct 8 are to be landscaped and treated to preserve the amenity of neighbouring development.

8.9 Precinct 9 - Ryde Park

8.9.1 Future Character

Ryde Park will be valued as a significant heritage, recreation, leisure and community resource and an important green space in the Town Centre.

Objectives

1. To ensure that the park supports recreation and community activities for visitors, workers and residents of the Ryde Town Centre and the communities of Ryde Local Government Area.

Controls

- a. Implement the principles and recommendations of the Ryde Park Master Plan.

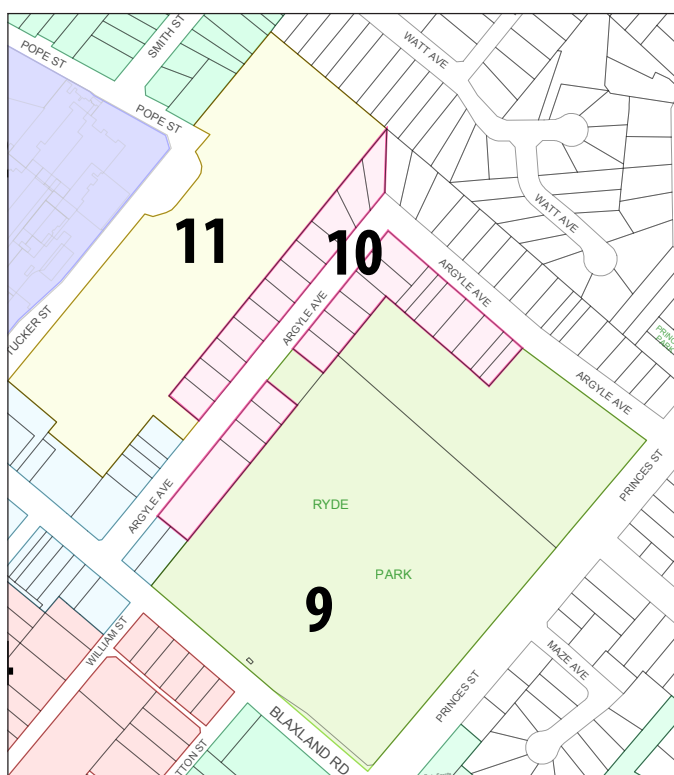


Figure 4.4.40

Ryde Park Precinct, Low Density Residential, Ryde School

8.10 Precinct 10 - Low Density Residential

8.10.1 Future Character

Low-density residential development with homes set in landscaped gardens, will border the park and school. The precinct will have a high level of amenity with proximity to the park shops school and public transport. The width of Argyle Street may be reduced to improve traffic management and pedestrian safety in the block adjoining Blaxland Road.

Objectives

1. Retain the character of homes set in landscaped gardens.

Controls

- a. Refer the *Ryde LEP 2014* for controls relating to low density residential development.

8.11 Precinct 11 - Ryde School

8.11.1 Future Character

Ryde School will be a centre of community life and contribute to a vibrant town centre.

Controls

- In the event of redevelopment, establish a through site link in accordance with the Public Domain Control Drawing in Section 3 of this Part (refer Figure 4.4.02).

8.12 Precinct 12

8.12.1 Commercial Edge South

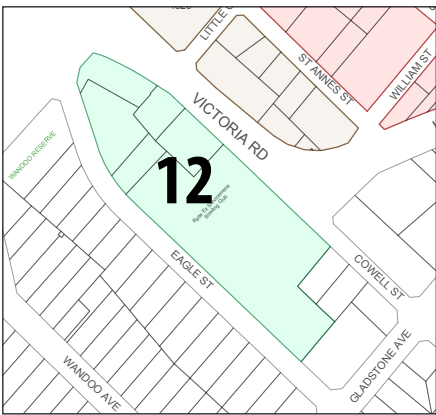


Figure 4.4.41
Commercial Edge South



Figure 4.4.42
Indicative Plan - Commercial Edge South

Controls

- Residential land uses are permissible but only as part of a mixed use development which may include clubs, entertainment, retail. Where residential development is proposed the design and disposition of uses within the precinct must have regard to the amenity of future residents.
- The maximum length of any building is 40 m.
- Notwithstanding the permissible height and FSR under the provisions of the Ryde Local Environmental Plan 2014, built form shall ensure that view lines to and from St Anne's Church and particularly the steeple are protected and that development steps with the topography. Refer to Figure 4.4.41 below.

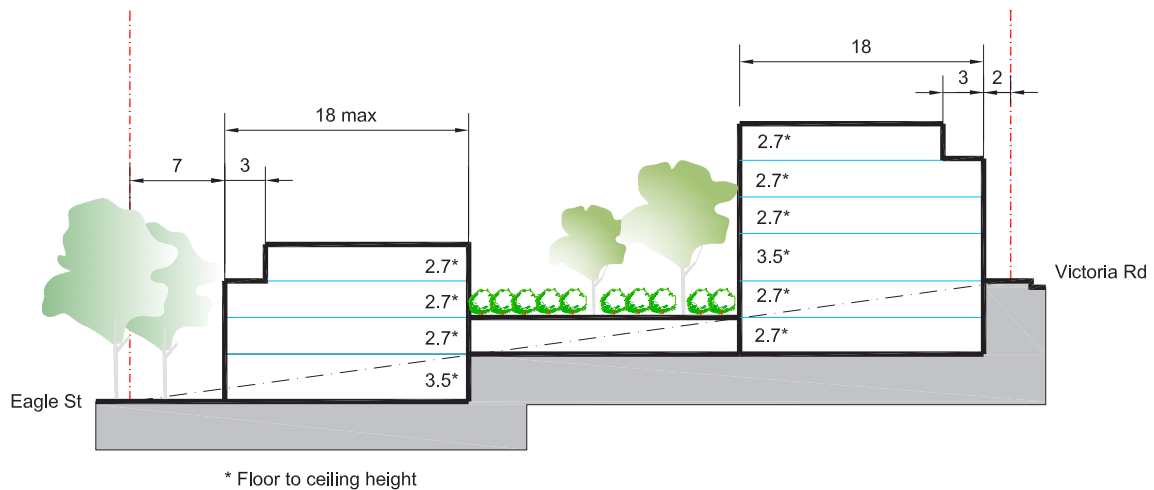


Figure 4.4.43 Cross section through Precinct 12

- d. Provide a pedestrian through-site link a minimum 6 m wide connecting Eagle Street to Victoria Road. The through site link is to have direct line of sight and be accessible for all.
- e. Residential land uses are not permitted at the ground level Victoria Road frontage
- f. The footpath is to be widened along Victoria Road and public domain designed so as to enhance accessibility and pedestrian safety.
- g. Retail and commercial land uses are not permitted fronting Eagle Street.
- h. On site car parking is not to be visible from Eagle Street.
- i. Direct street access and entry is required for ground floor apartments in Eagle Street. Terrace style 2 storey apartments with stack ventilation are preferred if residential development is proposed at the ground level in Eagle Street.
- j. Front gardens should be provided in the Eagle Street setback (Refer Figure 4.4.07).



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