



Dwelling Houses



INFORMATION SHEET

Approval, in writing, is required prior to the construction of a new dwelling. There are two methods in which approval can be obtained. Either as a Development Application lodged with Council under the Ryde Local Environmental Plan 2014 and Part 3.3 Dwelling Houses & Dual Occupancy (attached) of Development Control Plan 2014 (DCP) or through a Complying Development Certificate under State Environmental Planning Policy (Exempt and Complying Codes) 2008. This information sheet details with Council's controls and the Development Application process.

The DCP outlines the provisions for setbacks, building height, required open space, waste management plans and more. Here are some of the provisions contained in the above planning instruments.

Control	Requirement
Minimum Lot Size	580m ²
Front Setback	Generally - 6m Garage or carport - 7m West Ryde Special Development Area - generally 12m
Side Setback	900mm - single storey 1500mm - two storey
Rear Setback	25% of the length of the site or 8m, which ever is greater
Deep Soil Zone	DSZ in rear yard with minimum dimensions of 8m x 8m Front yard to be clear of paving except for driveway & pathway
Landscaping	Rear yard - 15m tree in DSZ Front yard - 10m tree
Heights	Max Overall Height = 9.5m Max Wall Plate Height = 7.5m or 8m for a flat roof building Max storey = 2, but only 1 storey permitted over a garage
Outbuildings	20m ² 4.5m in height, 2.7m wall height (note a garage is not an outbuilding & max. size is 36m ²)
Cut & Fill	Under Building Footprint:- •1200mm cut •900mm fill Outside building footprint •Retaining walls 900mm max •900mm cut •500mm fill •No fill within side setback of dwelling •No fill adjacent to side & rear boundaries •No fill in overland flow path areas
Car Parking	2 max for a dwelling



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FSR	0.5:1 36m ² excluded for 2 spaces, 18m for single space
Eaves Width	450mm - in line with BASIX (450mm or 1050mm from boundary)
Other Requirements	
Front setback to be free of any structures except for mailbox. i.e. no air conditioners, rainwater tanks	Path provided along on side of the dwelling that is free from structures i.e. RWT, A/C, HWS etc
Non trafficable roof areas - NO ROOF TERRACES	Garage door width maximum of 5700mm (facing the street) and not more than 300mm behind the garage facade
Alterations & additions are to integrate into the existing house	Open fences in overland flow areas
No double storey porticos	25m ² of private open space for dwelling at ground level (in addition to DSZ)
Landscaping for properties with urban bushland are to be native for 10m from adjoining bushland	Semi basement garages are only to be used where appropriate topography exists
Battleaxe blocks must provide a paved area in front for cars to turn and leave property in forward direction	Rear setback for battle axe blocks = 8m. Garage or carport may be in that setback

Disclaimer

This information sheet provides a summary for Dwelling Houses. Any person using this document must do so with the understanding that the information is a guide only, and each application is assessed on its merit. For further information regarding the requirements for Dwelling Houses, please contact Council using the details provided below.

Please note that a comprehensive list of the requirements for lodging a Development Application is available on Council's Website or at Council's Customer Service Centre. Consultation should be undertaken with Council staff prior to lodgement of any application and prior to commencing any works.

More information on the Complying Development Process is available from Council's Ryde Planning and Business Centre and the Department of Planning and Environment's website www.planning.nsw.gov.au/exemptandcomplying

City Of Ryde

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