

City of Ryde Development Control Plan 2014

Part: 6.6

127-133 Ryedale Road 4-14 Terry Road, Denistone

DRAFT

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 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 չէ՞ք հասկնար, խնդրեմ եկէ՛ք՝ Րայդ Բիւրօ Սիւիլիք 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 Թարգմանութեան Սպասարկութեան՝ 131 450, եւ խնդրեցէ՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիվին:

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 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment

Table of Contents

CONTENTS

1.0 INTRODUCTION	5
1.1 Land to which this Part applies	5
1.2 Objectives of this Part	5
1.3 Purpose of this Part	6
1.4 Relationship to other sections of the DCP	6
2.0 GENERAL DEVELOPMENT CONTROLS	7
2.1 Density	7
2.2 Dwelling Mix	8
2.3 Streetscape	8
2.4 Building Height & Form	10
2.5 Setbacks	11
2.6 Communal Open Space	12
2.7 Private Open Space	13
2.8 Landscaping & Tree Preservation	13
2.9 Design Quality	15
2.10 Ancillary Support Uses	15
2.11 Services	16
2.12 Solar Access & Overshadowing	16
2.13 Visual and Acoustic Privacy	17
2.14 Car Parking & Vehicular Access	17
2.15 Accessibility	18
2.16 Stormwater Management	18
2.17 Waste Minimisation and Management	19

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1.0 INTRODUCTION

1.1 Land to which this Part applies

This part applies to land identified as follows:

- Lots 1 to 3 and Lots 21, 22, 23 and 25 in DP9350;
- Lots X and Y in DP 393480;
- Lot C DP 367067.

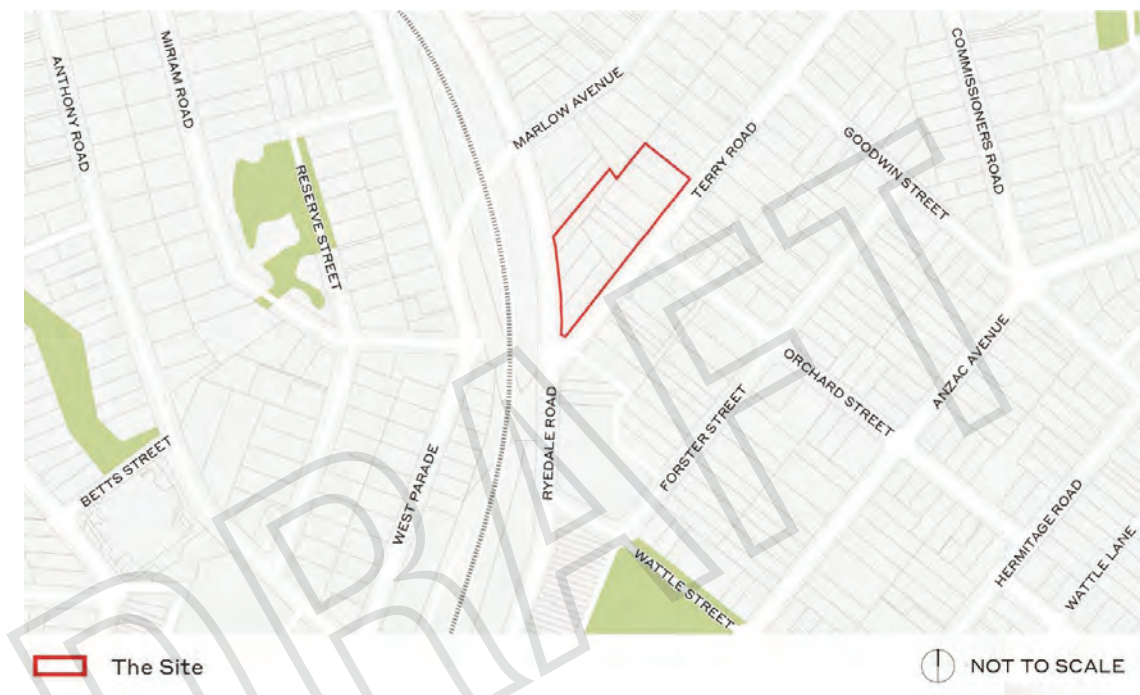


Figure 1 The land to which this Part applies

1.2 Objectives of this Part

The objectives of this Part are:

1. To provide a site responsive development control framework.
2. To ensure the orderly use and development of the land (to which this Part applies) for Seniors Housing and Commercial or Medical Centre Uses.
3. To promote uses that are compatible with surrounding development and have clear synergies with Ryde-Eastwood Leagues Club.
4. To ensure the future redevelopment of the site is considerate of adjoining development providing a transition between the West Ryde Town Centre and surrounding residential neighbourhood.
5. To ensure the future redevelopment of the site is considerate of the amenity of existing and future residents of the site.

6. To provide for development that:
 - a. Is designed to be compatible with and have a satisfactory interface with surrounding residential development;
 - b. Does not have an adverse effect on the amenity enjoyed by residents of surrounding properties.
 - c. Is of a scale and form that responds to the topography of the land and the environmental context to optimise resident amenity.
7. Provide the opportunity for the future development of a Seniors Housing development which:
 - a. Provides for a diversity of housing choice; and
 - b. Is located nearby to services and facilities to support the ageing population.

1.3 Purpose of this Part

The purpose of this section of the DCP is to guide the future development of the site for Seniors Housing only, by identifying the development principles and controls for the site. It seeks to ensure the efficient and environmentally sensitive development of the site to achieve high quality urban design outcomes and will:

- Give effect to the aims and objectives of Ryde Local Environmental Plan 2014;
- Facilitate the orderly development of land that is permissible under that Plan.

1.4 Relationship to other sections of the DCP

This section forms part of The Ryde Development Control Plan 2014 (DCP 2014). Development within the land to which this plan applies, will need to have regard to this section of the DCP as well as other relevant controls in DCP 2014. In the event of any inconsistency between this section and other sections of DCP 2014, this section will prevail to the extent of the inconsistency.

2.0 GENERAL DEVELOPMENT CONTROLS

This section provides controls designed to guide the redevelopment of the land to which this Part applies.

2.1 Density

Objectives

1. To permit a scale and form of Seniors Housing development that responds to the geometry of the site and the adjoining interfaces.
2. To allow for a density that is commensurate with the sites proximity to public transport infrastructure and nearby services; including those offered by Ryde-Eastwood Leagues Club.

Controls

- a. Lower density should be provided in the eastern portion (stage 1) where it transitions to the low-density residential neighbourhood; higher density is to be located towards the western end (stage 2) of the site closer to the Town Centre.
- b. A maximum gross floor area of 5,540m² is to be allocated to stage 1 and a maximum gross floor area of 4,776m² is to be allocated to stage 2 of the development, as depicted in Figure 2 below.

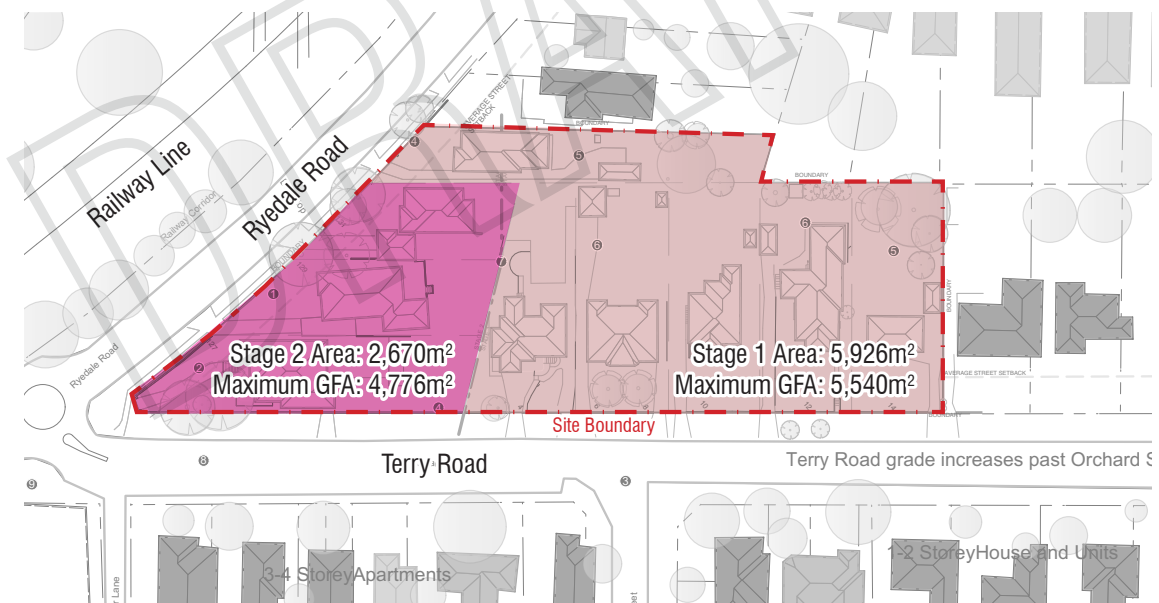


Figure 2 Floor Area Distribution across Stages 1 & 2

2.2 Dwelling Mix

Objectives

1. To ensure the Seniors Housing contains a mix of dwellings commensurate with the demand for Seniors Housing.

Controls

- a. To provide a mix of dwellings by bedroom number throughout the two stages.
- b. Not more than 80% of dwellings should have the same number of bedrooms.
- c. The mix of units is to be distributed evenly amongst the building.

Note: Information regarding the % breakdown of dwelling size by number of bedrooms is to be included with the development application.

2.3 Streetscape

Objectives

1. To ensure that the development is designed and constructed to improve and complement the existing streetscape.
2. To provide for a development that marks a prominent corner with a building form that responds to the street edge form in the town centre.
3. To allow for landscaping opportunities that will reinforce the landscape setting of the neighbourhood; and assist in mediating the scale of the new buildings.
4. To maximise opportunities for passive surveillance and activity of Terry Road and Ryedale Road.
5. To ensure that the siting of development responds appropriately to the site's topography so that the extent of retaining walls and potential blank facades is minimised.
6. To ensure that the scale, modulation and façade articulation of development respond to the established streetscape patterns along Terry Road and Ryedale Road.
7. To provide visible, high quality and well integrated public art elements that contribute to the identity and amenity of the site.

Controls

- a. The maximum length of any individual building presented to Terry Road or Ryedale Road is 50m.
- b. The development must be suitably articulated along Terry Road and Ryedale Road to provide visual interest to both street frontages. This is to be achieved through careful consideration of scale, proportions, rhythm, building materials and the placement of building elements such as entry points, windows and balconies in order to avoid blank walls or repetitious design features. Deep insets or physical breaks are to be created to break up the perceived building length. Insets are to have a minimum width of 3m and a minimum depth of 2m,

be unobstructed and open to the sky. The maximum length of a building without a physical break or inset is 25m.

- c. Balconies are not to be continuous across the building facades.
- d. The corner component of the development to Terry Road and Ryedale Road must emphasise the prominence of the street corner and incorporate architectural interest to the façade and roof.
- e. The streetscape and residential amenity is to be enhanced through landscaping within the front setbacks and the road reserve, incorporating canopy trees along both street frontages as well as low masonry fencing, the integration of access ramps and landscaping of front gardens. Front fences are to be designed in accordance with 'Section 2.16.1 Front and return Fences and Walls' under Part 3.3 of Ryde DCP 2014.
- f. Access ramps, if required, are to be provided perpendicular to the street frontage. Access ramps running parallel to the street will dominate the building frontage and are discouraged.
- g. Maximise opportunities for the retention of existing trees on the site in accordance with Ryde DCP Part 9.5. Where retention is not possible, these trees must be replaced by at least one (1) additional tree.
- h. Direct access from the street is to be provided to buildings fronting both Terry Road and Ryedale Road including at least;
 - i. One point of entry off Ryedale Road; and
 - ii. Two points of entry off Terry Road.
- i. Pedestrian access points are to be clear and legible with building numbers shown predominantly for patrons and visitors.
- j. A minimum of two(2) physical breaks are to be provided along Terry Road to break up the built form and allow for visual relief. Each physical break must have a minimum building separation distance of 12m.
- k. The extent of retaining walls and the protrusion of basement car park above the ground must be no more than 1.2m high.
- l. Implement an Arts Plan in accordance with City of Ryde's **Public Art Planning Guide for Developers**.
- m. Where appropriate, public art which references the history of the locality and context of the site should be incorporated into street elevations of the development.

2.4 Building Height & Form

Objectives

1. To ensure that the scale of development, including building length, depth, separation and articulation is related to the built form, landscape character and streetscape of the surrounding area.
2. To provide for a building envelope to enable increased development potential that is of a height and scale appropriate to the local site and local context.
3. To provide for a height, and pattern of building, that is sympathetic to the topography of the land and its interfaces with adjoining properties.
4. To reduce the visual bulk of the development when viewed from adjoining properties.

Controls

- a. The maximum building height for development on the land is RL 52.
- b. The height and scale of the development are to be modulated to provide for an appropriate built form transition to the adjoining residential properties along Terry Road by incorporating side setbacks and upper-level setbacks as depicted in Figure 3.
- c. Provide a built form that transitions with the topography of the land and streetscape to ensure lower buildings heights to the north and east of the site, adjacent to the nearby low-density residential dwellings as depicted in Figure 3.

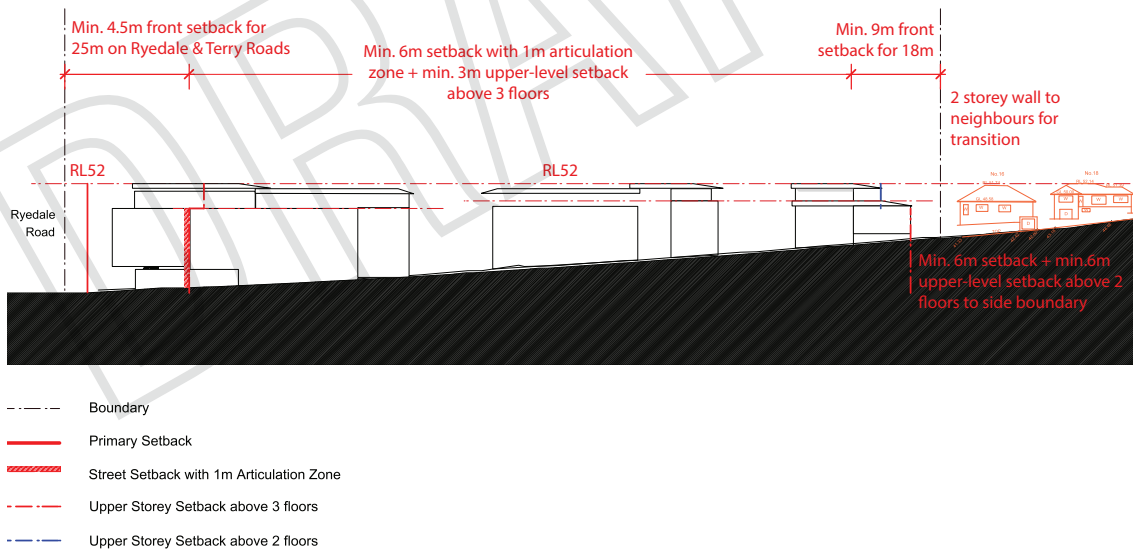


Figure 3 Terry Road Elevation

2.5 Setbacks

Objectives

1. To provide sufficient building separation for privacy, outlook, sunlight within the development and to adjoining properties to promote mid-block tree planting and front garden landscaping opportunities and to enhance amenity.
2. To provide a streetscape that is complemented by a front setback that responds to the prominence of the street corner with opportunities for landscaping and views between buildings, whilst also providing visual continuity and building pattern.
3. To provide upper level setbacks that allow for a transition in the bulk of the built form.
4. To maximise opportunities for the provision of deep soil and large tree planting in setback zones.

Front Setbacks

Controls

- a. The development of the land is to provide a front setback of 6m to the front building line. Balconies and entry features may encroach 1m forward of the front building line to provide depth and articulation to the façade as depicted in Figure 4.
- b. Notwithstanding 2.5(a):
 - i. The corner of Ryedale and Terry Road is to be setback a minimum of 4.5m for the first 25m of the site.
 - ii. For a minimum of 18m from the boundary with 16 Terry Road, the development will be setback a minimum of 9m from the street.
- c. The development is to be provided with front setbacks and upper-level street setbacks in accordance with Figure 5.

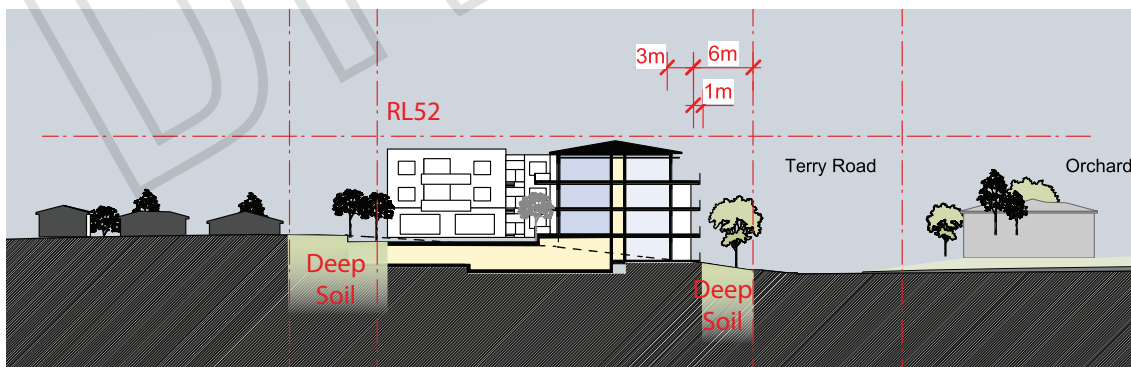


Figure 4 Section Plan – Illustrating Street and Building Interface

Side and Rear Setbacks

Controls

- Appropriate landscape treatments are to be provided within the side and rear setback areas to soften and screen the development when viewed from adjoining residential properties.
- The development must allow for adequate building modulation and articulation. The maximum length of any individual building presented to the side and rear boundaries is 18m.
- The development is to be provided with side, rear and upper-level setbacks in accordance with Figure 5.

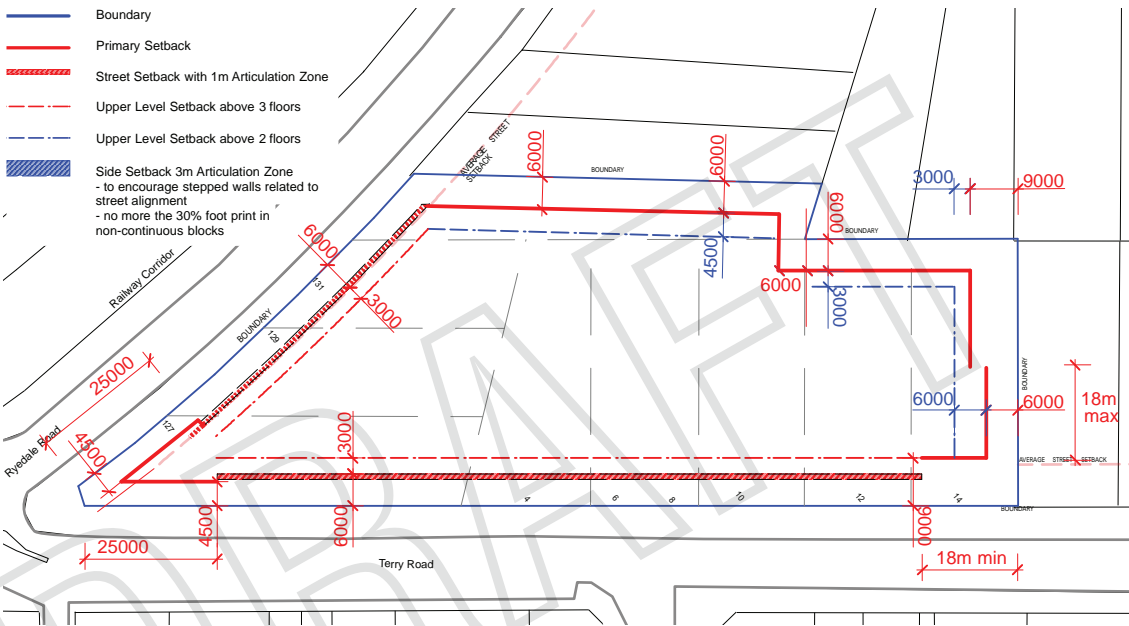


Figure 5 Setbacks Plan

2.6 Communal Open Space

Objectives

- To provide communal open space on land within the site as part of its redevelopment.
- To provide functional and usable communal open space for the enjoyment of residents.
- To ensure appropriate levels of solar access are provided to communal open space and adequate levels of amenity are provided for residents.

Controls

- The area of communal open space provided shall be equivalent to 25% of the site area.
- At least 50% of the communal open space area achieve a minimum of 50% direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
- Facilities are provided within communal open spaces and common spaces for a range of age

groups, incorporating some of the following elements:

- Seating for individuals or groups;
- Barbecue areas;
- Play equipment or play areas;
- Tennis courts or common rooms.

2.7 Private Open Space

Objectives

1. To provide for private open spaces which are functional, usable and relate to the activity areas of the dwelling.
2. To reinforce streetscape planting through the provision of suitable landscaping within the private open space fronting the street.

Controls

- a. Private open space must be provided for all ground floor residential dwellings.
- b. Primary private outdoor areas must provide the following minimum areas:
 - i. For ground floor dwellings, not less than 15m² of private open space is provided.
 - ii. In the case of any other dwelling, there is a balcony with an area of not less than 10m².
- c. Private open space areas are to comprise a minimum length or depth of 2m.
- d. Private open space is to be provided in the front setback zone to maintain an appropriate level of passive surveillance for safety and security reasons. Direct access from the street to private open space areas on the ground floor is to be provided, where appropriate.
- e. Private open space is to be provided in the front setback zone to respond to the existing streetscape character and to maximise tree planting opportunities.

2.8 Landscaping & Tree Preservation

Objectives

1. To create opportunities for landscaped areas and planting around the building to increase amenity for occupants, improve the landscape character of the neighbourhood and environmental performance of the landscape.
2. Reduce the visual presence of the building through large scale plantings.
3. Landscaping should reinforce the local character, particularly with mid-block planting and front gardens.
4. To ensure that adequate soil depths, drainage and irrigation are provided to support the longevity of plants and a diversity of plant types and scale.

- a. A minimum 30% of the site area is to be landscaped area.
- b. Retain on site mature trees where practicable and incorporate additional large planting as key elements of the landscape plan.
- c. Allow for deep soil zones in accordance with Figure 6. The deep soil zone must have a minimum dimension of 6m in any direction, except for the street corner where street setback is 4.5m.
- d. Provide deep soil zones which will encourage tree root systems and facilitate water absorption across the site, especially in the setback zones.
- e. Where true deep soil is practically unachievable, raised planters or earth mounding should be used to enable planting on structures.
- f. Development is to comply with the provisions contained in Part 9.5 Tree Preservation and Tree Management Technical Manual under the Ryde DCP 2014.
- g. A Landscape Plan is to be submitted with any Development Application demonstrating compliance with the landscape requirements of this DCP.
- h. An arborist report prepared by a qualified consultant is to be submitted with any Development Application to assess the impact on existing vegetation and to provide advice regarding tree protection zones, tree retention and removal.

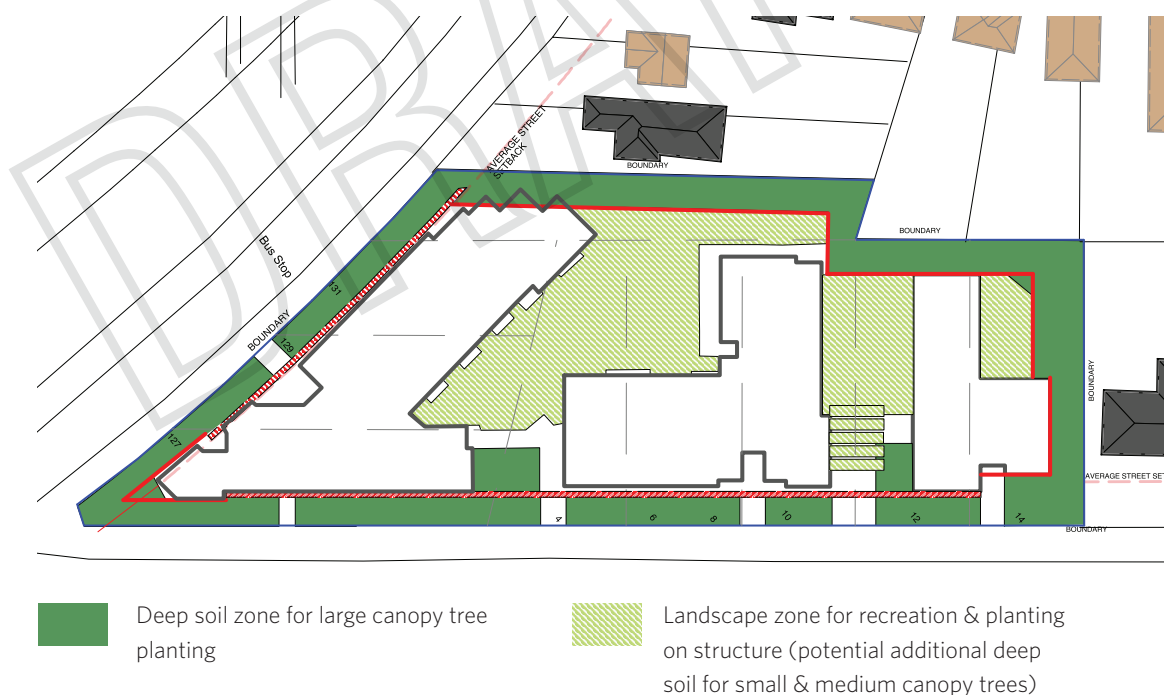


Figure 6 Deep Soil Zones

2.9 Design Quality

Objectives

1. To ensure well-designed buildings constructed of durable and attractive materials.
2. To provide for a development that incorporates materials and finishes that are compatible with the character of surrounding areas.
3. To incorporate a range of materials to provide visual interest, enhance visual amenity and articulate the built form

Controls

- a. Development on the land is to be designed in accordance with the Design Principles of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- b. The use of painted render finish is to be minimised.

2.10 Ancillary Support Uses

Objectives

1. To provide for a commercial, medical centre or ancillary seniors land use within the ground floor of the seniors housing development that complements the operation of the Seniors Housing development.
2. To ensure that the operation of the commercial, medical centre or seniors use within the ground floor corner must not cause any undue impact on the residential amenity of the Seniors Housing units within the development.

Controls

- a. A commercial, medical centre or seniors housing land use can be incorporated into the ground floor of the corner building, fronting both Ryedale Road and Terry Road
- b. The commercial, medical centre or seniors use within the ground floor corner is to be provided with direct street access and servicing, separated from the Senior Housing uses. The street access must be designed to comply with DDA requirements.

2.11 Services

Objectives

1. To ensure that the development provides appropriate servicing for the development in a manner that has minimal impact on the built form and public domain.

Controls

- a. All services infrastructure including the fire hydrant, gas meters and the like are to be located within the building envelope and where not otherwise required to be visible, to be screened from view from the public domain.
- b. Power shall be undergrounded along the frontages of the site.

2.12 Solar Access & Overshadowing

Objectives

1. To optimise the number of Seniors Housing units receiving sunlight to habitable rooms, primary windows and private open space.
2. To ensure buildings are sited and designed to minimise overshadowing of nearby dwellings.

Controls

- a. Living rooms and private open spaces of at least 70% of dwellings within a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.
- b. The development of the land must not reduce solar access to the private open space areas of any nearby residential development to less than 3 hours of sunlight between 9am and 3pm in midwinter.
- c. Primary living areas and private open spaces to be orientated in a northerly direction wherever possible.
- d. Shadowing diagrams are to be prepared and submitted with the Development Application.

2.13 Visual and Acoustic Privacy

Objectives

1. To ensure that the siting and design of the building(s) provides visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.

Controls

- a. Primary outlooks are to be directed towards the street or communal open space and avoid looking onto neighbouring private open spaces.
- b. Direct overlooking of private outdoor areas and / or living rooms of adjoining residential properties is to be minimised by spatial separation and internal layout, fixed screening and landscaping or a combination of these elements.
- c. Views onto private open space of neighbouring properties are to be obscured by screen planting, suitable screening device to windows of habitable rooms and a standard 1.8m high fence.

2.14 Car Parking & Vehicular Access

Objectives

1. To provide convenient and safe access and adequate car parking that meets the needs of all future residents and visitors.
2. To provide access arrangements which do not impact upon the efficient or safe operation of the surrounding road system.
3. To minimise any adverse impact of vehicular access on the surrounding public domain, neighbouring properties and neighbourhood character.

Controls

- a. Vehicular access is to be provided in the form of:
 - i. A residential entry/exit off Terry Road.
 - ii. A loading dock entry/exit providing access to the residential car park; and
 - iii. An at grade driveway providing ambulance access for the aged care.
 - iv. The use of porte-cochere for vehicle access is to be avoided in the eastern portion (stage 1) of the site.
- b. On-site parking is to be provided in accordance with the requirements of Part 9.3 Parking Controls of this DCP.
- c. On-site parking is to be provided in a basement level located behind the building line. At grade car parking can be provided for visitor parking and ambulant bays.
- d. Housing for Seniors is to be provided in accordance with the State Environmental Planning Policy: Housing for Seniors or People with a Disability 2004 (the Seniors Housing SEPP).
- e. Car park entry ramps are to be encapsulated within the building.
- f. The number of vehicle access points on the site are to be minimised.

2.15 Accessibility

Objectives

1. To ensure that the development of Seniors Housing meets the needs of the future occupants of the buildings, being predominantly older persons and people with disabilities.

Controls

- a. The development is to be designed and constructed having regard to the standards concerning access and usability within the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004, the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), The Disability Discrimination Act 1992 and the Building Code of Australia.
- b. The development must include a provision for a new footpath with gradients and cross falls that comply with AS1428.1, on the northern side of Terry Road outside the proposed facility entrance, linking to the existing footpath on Ryedale Road.
- c. The existing ‘Splitter’ island near the intersection of Terry Road and Ryedale Road is to be reconstructed to a pedestrian refuge that complies with The Disability Discrimination Act 1992.

2.16 Stormwater Management

Objectives

1. To provide an acceptable means of controlling stormwater runoff from properties that will not cause nuisance or damage to other properties.
2. To preserve and protect the amenity and property of existing residents.

Controls

- a. A stormwater management system is to be provided in accordance with the requirements of Part 8.2 Stormwater Management provisions of this Development Control Plan.
- b. On-Site Detention (OSD) is to be provided to prevent downstream flood impacts.
 - i. A Stormwater Management Report must ensure that the total stormwater runoff from the site in the predeveloped case is maintained in the post developed case.
 - ii. The discharge point should be the in-ground public drainage system as Council drainage pits and pipes exist on Ryedale Road and Terry Road.
 - iii. The OSD tank must be located under hardstand areas or within the building; and not be located in deep soil zones.
- c. A bunded crest may be required to prevent PMF flows from entering the carpark from Terry Road. A flood information report (level & flow information) will need to be submitted by the applicant in line with City of Ryde DCP Part 8.2.
- d. Water Sensitive Urban Design (WSUD) is to be provided to reduce any adverse impact on the nature environment. A WSUD report is required in line with the City of Ryde DCP Part 8.2.

2.17 Waste Minimisation and Management

Objectives

1. To ensure the efficient storage, access, collection of waste and quality design of facilities.
2. To minimise any adverse impact of waste collection on the surrounding public domain and neighbouring properties.

Controls

- a. The storage, management and collection of waste is to be in accordance with the requirements of Part 7.2 Waste Minimisation and Management provisions of this DCP.
- b. An Operational Waste Management Plan must be submitted with the Development Application.

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City of Ryde
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Ryde NSW 2112

www.ryde.nsw.gov.au