

City of Ryde Development Control Plan 2014

Part: 6.6
176-186 Blaxland Road, Ryde

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

إذا لم تفهم هذا المستند، يرجى القدوم إلى مركز بلدية وايد 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 يتصلب من أحد المترجمين الاتصال بمجلس مدينة وايد، على الرقم 9952 8222، نيابة عنك.

ARMENIAN

Եթե այս փաստաթուղթը չէք հասկանալ, խնդրեմ եկե՛ք՝ Րայդ Բիվիկ Սենտր, 1 Devlin Street, Ryde, (Ryde Civic Centre, 1 Devlin Street, Ryde) Երկուշաբթի՛ն Ուրբաթ կառ ժամը 8.30 – կէ. ժամը 4.30, կառ հեռաձայնեցե՛ք Հեռաձայնի եւ Թարգմանության Ապաստանության՝ 131 450, եւ խնդրեցե՛ք որ թարգմանիչ մը Րայդ Թաղապարտարանին հետ կապ հաստատի՝ 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。接過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 وايد، Ryde Civic Centre, 1 Devlin Street, Ryde مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن کنید و از یک مترجم بخواهید که از طرف شما با شهرداری وايد شماره 9952 8222 تلفن یزند.

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

Contents

1.0	Introduction	4
1.1	Objectives of this Part	4
1.2	Land to which this Part applies	4
2.0	Development Controls	5
2.1	Design Quality	5
2.2	Height and Density	5
2.3	Siting and Design	5
2.4	Streetscape	6
2.5	Setback from Boundaries	6
2.6	Landscaping and Deep Soil	7
2.7	Solar Access	7
2.8	Access	7
2.9	Stormwater and Floodplain Management	7
2.10	Car Parking	7
2.11	Tree Preservation	7
2.12	Waste Minimisation and Management	7

1.0 Introduction

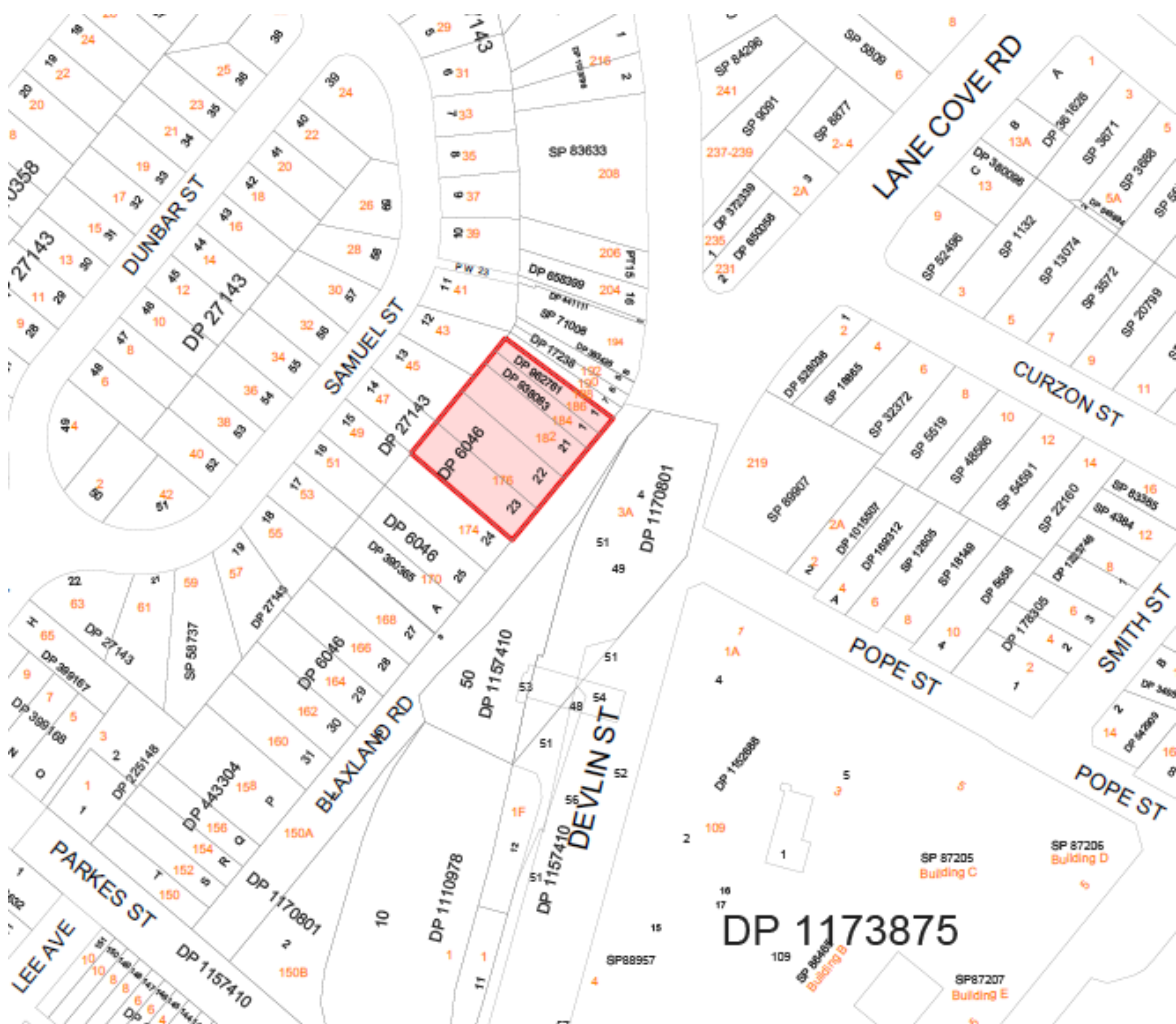
1.1 Objectives of this Part

The objectives of this Part are:

- to provide appropriate development control and design quality principles for the redevelopment of the site;
- to ensure that the future development of the land appropriately responds to the zone boundary interface and is compatible with existing adjoining development; and
- to maintain appropriate residential amenity to existing adjoining development.

1.2 Land to which this Part applies

This part applies to the land: Lot 21, 22 & 23 DP 6046; Lot 1, DP 938083; and Lot 1 DP 962761 – No.176-186 Blaxland Road, Ryde.



2.0 Development Controls

This section provides detailed planning controls for the subject site that will ensure that future development is of high design quality. The controls will also minimise negative impacts on adjoining and adjacent properties.

2.1 Design Quality

- a. A residential flat building to be erected on the land shall be designed in accordance with the Design Quality Principles of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development and the associated Apartment Design Guide.

2.2 Height and Density

- b. The development to be erected on the land shall have a maximum building height of 11.5m being the maximum height shown for the land on the *Height of Buildings Map of Ryde Local Environmental Plan 2014*.
- c. The building height of development on the land shall be distributed across the site generally as nominated on the attached diagrams (Figure 1.01 and 1.02).
- d. The maximum floor space ratio for a building on the land shall not exceed 1.0:1, being the floor space ratio shown for the land on the *Floor Space Ratio Map of Ryde Local Environmental Plan 2014*.

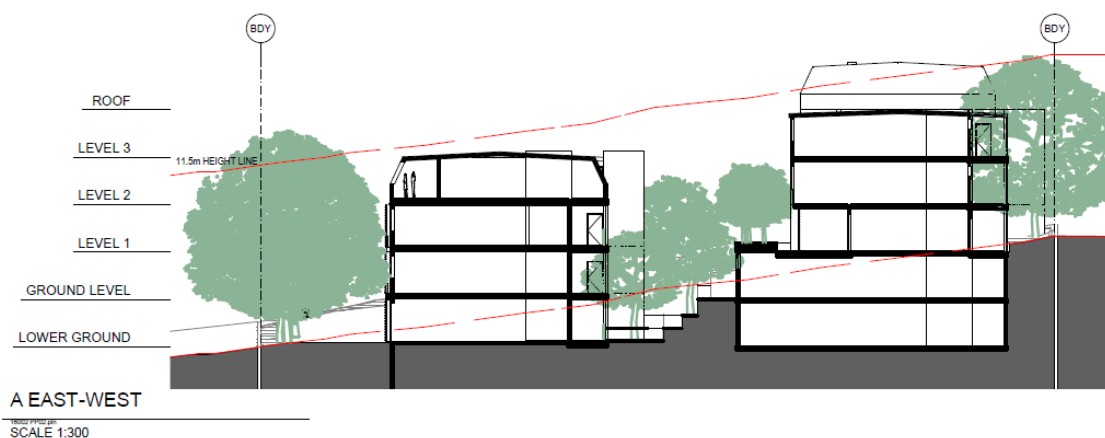


Figure 1.01 Height diagram

2.3 Siting and Design

- e. Development shall be designed and sited to maintain appropriate spatial separation, privacy and amenity to the adjoining residential properties.
- f. The siting of any development on the land shall be consistent with that depicted on the attached diagram (Figure 1.02).
- g. To assist with and encourage articulation of the design, no more than 25% of the frontage of the site is to encroach beyond the front setback of 3 metres.
- h. Direct overlooking of private open space and/or living rooms of adjoining residential properties shall be prevented by building layout, fixed screening devices, landscaping, spatial separation or a combination of these elements.

2.4 Streetscape

- i. The development of the land must be compatible with the established streetscape patterns along Blaxland Rd.
- j. The streetscape and residential amenity is to be enhanced through landscaping and the preservation of the mature large canopy trees along Blaxland Rd.
- k. The height and scale of the development is to be modulated to provide for an appropriate built form transition in response to the falling topography and the adjoining residential properties to the rear of the premises.
- l. The development must be suitably articulated along Blaxland Rd to provide visual interest. This is to be achieved through careful consideration of scale, proportions, building materials and the location of entry points, windows and balconies.

2.5 Setback from Boundaries

- m. The development of the land shall generally maintain the front, side and rear boundary setbacks as nominated on the attached diagram (Figure 1.01).
- n. The development must allow for adequate building modulation and articulation along rear and side boundaries to reduce visual bulk when viewed from adjoining properties.
- o. To assist with and encourage articulation of the design, no more than 20% of the frontage of the site is to encroach beyond the front setback of 3 metres.



Figure 1.02 Setback diagram

2.6 Landscaping and Deep Soil

- p. Appropriate intervening landscaping treatments shall be provided within the side and rear setback areas to soften and screen the development when viewed from adjoining residential properties.
- q. Appropriate deep soil zones within the side and rear setback areas are to be generally maintained as nominated on the attached plans to enable mature landscaping to further enhance privacy and screening to adjoining residential properties.

2.7 Solar Access

- r. The development of the land shall not reduce solar access to the living rooms and private open space areas of adjoining residential development to less than 3 hours of sunlight between 9am and 3pm in mid-winter.

2.8 Access

- s. Vehicular access is to be provided via dual carriageway at the south western corner of the site from Blaxland Rd.

2.9 Stormwater and Floodplain Management

- t. A stormwater management system is to be provided in accordance with the requirements of Part 8.2 Stormwater and Floodplain Management of this DCP.

2.10 Car Parking

- u. Car parking is to be designed and provided in accordance with Part 9.3 Parking Controls of this DCP.

2.11 Tree Preservation

- v. Development is to comply with the Part 9.5 Tree Preservation provisions of this DCP.

2.12 Waste Minimisation and Management

- w. 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.



City of Ryde
Civic Centre
1 Devlin Street
Ryde NSW 2112

www.ryde.nsw.gov.au