

Ryde Planning Scheme Ordinance 2006						
Issue	Relevant control	Compliance with control				
Zone	Residential 2(c5)	n/a				
Permissible uses with development consent	Table Bed and breakfast establishments; child care centres; dwelling-houses*; educational establishments; hospitals; open space; places of public worship; professional consulting rooms; residential flat buildings ; scout halls; swimming pools ancillary to dwellings*; utility installations (other than gas holders or generating works).	Yes.				
	Clause 3: ' residential flat building ' means a building containing 2 or more dwellings ' residential flat building class B ' means a residential flat building containing 2 or more dwellings in a group such as are commonly known as group homes, town houses, terrace buildings and the like, but does not include urban housing					
Minimum size of allotments – Dwelling Houses and Residential Flat Buildings	Clause 46. (4) A residential flat building (other than a residential flat building Class A, urban housing or duplex buildings)* shall not be erected on an allotment of land within Zone No... 2(c5)...unless ... (b) where the allotment has a frontage to any other road - (i) it has an area of not less than 840 square metres; and (ii) it is not less than 24 metres wide at the front alignment of the building.	Yes. The amalgamated allotments will have an area of 3,745.5m² and be 136.16 metres wide at the front alignment of the building (West Parade)				
Floor space ratio	Clause 51. (1) In this clause, “building”, in relation to land within Zone No. ...2(c5)... does not include a dwelling-house or residential flat building. (2) Except as otherwise provided in this clause, the ratio of the total floor space of any building within a zone specified in Column I of the Table to this clause to the site area of the land shall not exceed the ratio set out opposite the zone in Column II of the Table. <table><tr><td>Zone</td><td>Floor Space Ratio</td></tr><tr><td>... 2(c5) ...</td><td>0.75:1</td></tr></table>	Zone	Floor Space Ratio	... 2(c5) ...	0.75:1	No.
	Zone	Floor Space Ratio				
... 2(c5) ...	0.75:1					
Clause 3 “ Floor space ” includes all wall thicknesses, dusts, vents, staircases, and lift wells, but does not include –						

	<p>(a) any car parking space in the building provided to meet the standards required by the responsible authority (but not car parking space provided in excess of those standards) or any internal access to the car parking space;</p> <p>(b) space used for the loading or unloading of goods; and</p> <p>(c) lift towers, cooling towers, machinery and plant rooms and any storage space related thereto.</p>	
Residential flat buildings – density control	<p>Clause 55.</p> <p>(1) In this clause -</p> <p>“floorspace”</p> <p>“landscaped area”, in relation to a site area, means that part of the site area not occupied by any building or buildings, except for swimming pools or open air recreation facilities, which part is predominantly landscaped by way of planting of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building erected on the site area, but does not include so much of the site area as is used for driveways, parking areas or drying yards.</p> <p>“large dwelling” means a dwelling designed and constructed with 3 or more bedrooms;</p> <p>“medium dwelling” means a dwelling designed and constructed with 2 bedrooms;</p> <p>“small dwelling” means a dwelling designed and constructed with 1 bedroom or a bed-sitting room.</p> <p>(2) A person shall not erect or use a residential flat building on land within a zone specified in Column I of the Table to this clause unless -</p> <p>(a) the site area for each small, medium or large dwelling in that residential flat building is not less than the site area (if any) specified in respect of a small, medium or large dwelling, as the case may require, opposite that zone in Column II of that Table; and</p> <p>(b) there is provided in respect of each small, medium or large dwelling in that residential flat building a landscaped area not less than the area (if any) specified in respect of a small, medium or large dwelling, as the case may require, opposite that zone in Column III of that Table.</p> <p>Zone in which building is to be erected</p> <p>2(c5)</p> <p>Site area (in square metres) for each dwelling</p> <p>(a) small dwelling: 70m²</p> <p>(b) medium dwelling: 100m²</p> <p>Landscaped area (in square metres) for each dwelling</p>	No

	<p>(a) small dwelling: 30 m²</p> <p>(b) medium dwelling: 40 m²</p>	
Residential flat buildings – parking	<p>Clause 56.</p> <p>(1) In this clause, “parking space” means an unobstructed area suitable for the parking of a motor vehicle, being an area having dimensions -</p> <p style="padding-left: 40px;">(a) not less than 5.5 metres by 2.5 metres, where there is no wall, fence, post or other obstruction situated on, or within 0.5 metres outside, either of the 2 longest sides of the space which, in the opinion of the Council, would interfere with the opening of the doors of a motor vehicle parked on the space; or</p> <p style="padding-left: 40px;">(b) in any other case, not less than 5.5 metres by 3 metres and to which proper vehicular access is provided.</p> <p>(2) A residential flat building (other than urban housing or duplex buildings)* shall not be erected or used unless provision is made within the site for parking spaces, in accordance with the following rates:</p> <p style="padding-left: 40px;">(a) in respect to a site within 400 metres of Victoria Road, Epping Road or a railway station:</p> <p style="padding-left: 80px;">(i) 1 parking space for each 1 bedroom dwelling;</p> <p style="padding-left: 80px;">(ii) 1.2 parking spaces for each 2 bedroom dwelling;</p> <p style="padding-left: 80px;">(iii) 1.6 parking spaces for each 3 or more bedroom dwelling; and</p> <p style="padding-left: 80px;">(iv) 1 parking space for each 4 dwellings, for visitor parking; and</p> <p style="padding-left: 80px;">...</p> <p>(3) In the case of units for aged persons, there shall be provided such parking space as the responsible authority may require having regard to the location of the building in relation to public transport and the availability of alternative car parking facilities, but so that there shall be provided not less than 1 parking space for each 10 flats and the responsible authority does not require the provision of more than 1 parking space for each 5 flats.</p>	No