

Ryde Development Control Plan 2010

Development Control	Proposal	Compliance
DENSITY		
Maximum number of small one bedroom dwellings = 50% of total number of dwellings on site	There are 47 one bedroom units proposed in the 196 unit development.	Yes
SETBACKS		
Front Setback: 18.5m	13m (min)- 29m (max)	No
Side and Rear Setback: From property boundary - 13.5m From 2nd street boundary - 18.5m	Allengrove Crescent boundary: 8.9m (min)- 12m (max) South boundary- 6.6m (min)- 26.7m (max)	No
BALCONIES		
Balconies are not to be enclosed to a height greater than 1.2m.	Balcony details will be prepared at the detailed design phase of the development.	N/A
CAR PARKING		
1 car space per 1 bedroom dwelling; 1.2 car spaces per 2 bedroom dwelling; 1.6 car spaces per 3 bedroom dwelling; and 1.0 car spaces per 4 dwellings for visitor parking.	41 spaces (1-bedroom units = 47) 146 spaces (2-bedroom units = 122) 43 spaces (3-bedroom units = 27) 43 visitor spaces are provided	Yes, due to reduced car space rates outlined in Section 2.1 of car parking DCP.
Parking beneath residential flat building: <ul style="list-style-type: none"> ceiling height of 2.2m; the ceiling height does not exceed an average of 1.5m above natural ground level along the appropriate elevation; the ceiling height of the parking area does not exceed 2.1m above natural ground level at any point 	The proposed basement parking meets these requirements.	Yes
All driveways, where not used as manoeuvring area, shall have a minimum clear width of 4m and a minimum pavement width of 3m.	Driveway width of 6.2m	Yes
FENCING		
Front setback - shall not be of paling construction or exceed 1m in height.	The proposed fencing consists of masonry walls (200-1000mm thick) along Lane Cove Road and Allengrove Road. These walls are proposed at 1.5m high.	The fencing to these roads is considered appropriate to ameliorate the safety, privacy and noise issues presented given the high volumes of traffic they carry
Boundary fences - not exceed 1.8m in height.	Boundary fences will not exceed 1.8m.	Yes