

ATTACHMENT 10E



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Lot Size Map —

Proposed

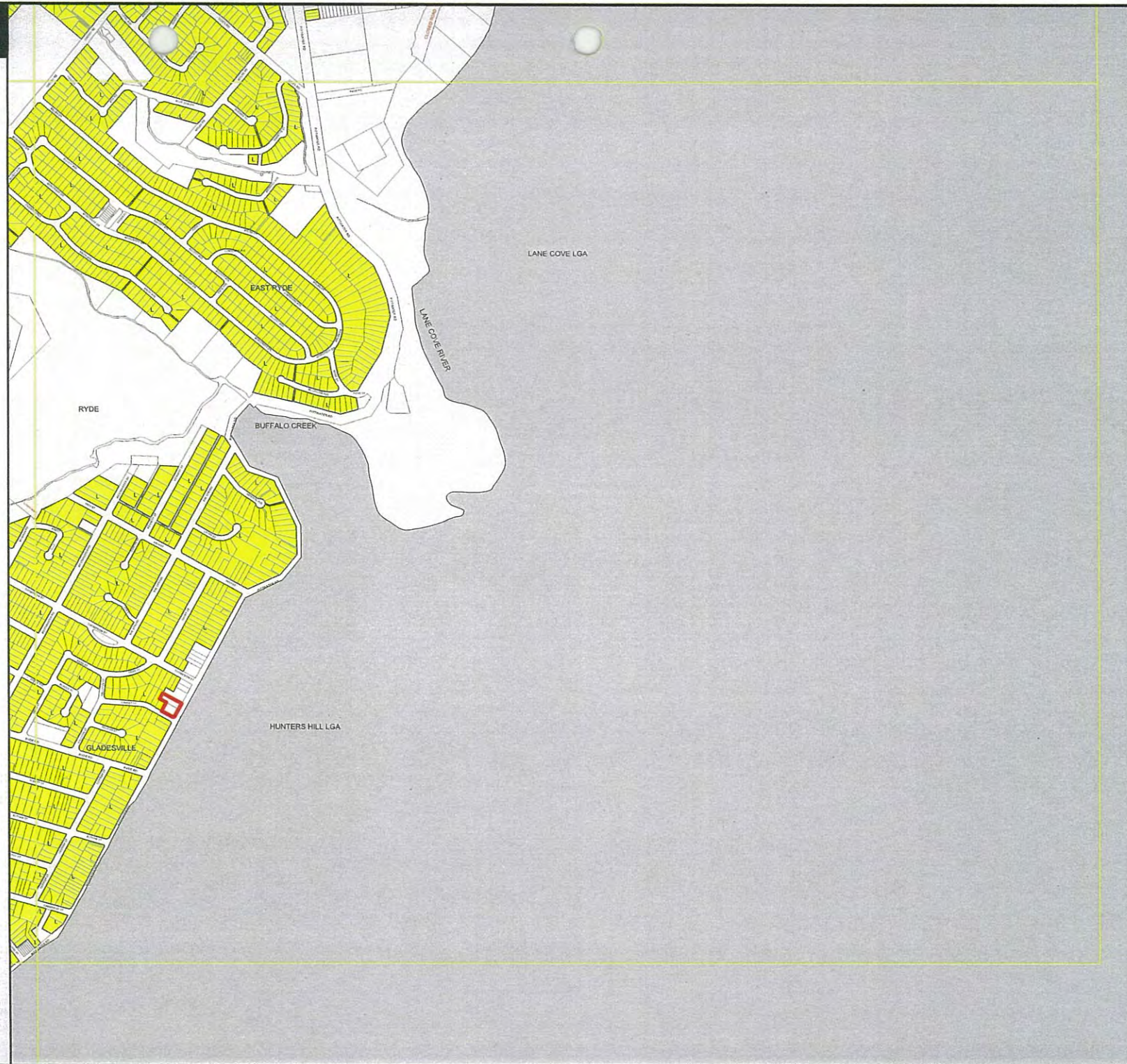
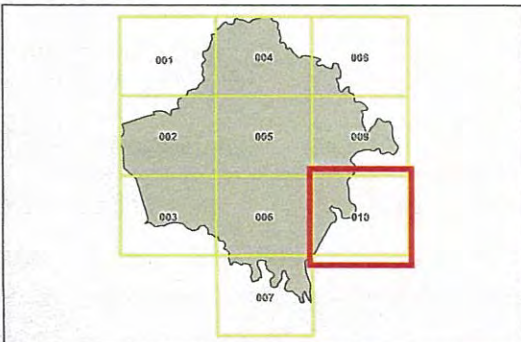
 Subject Land

Minimum Lot Size (m²)

 L 580

Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4

ATTACHMENT 10E



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Lot Size Map —

Existing

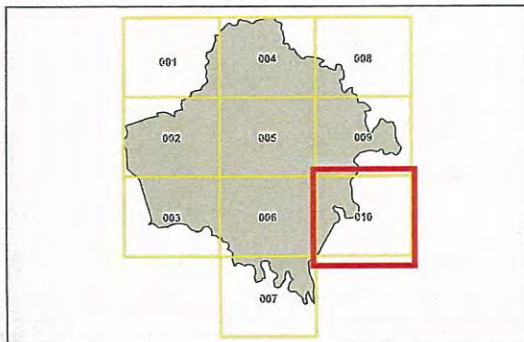
 Subject Land

Minimum Lot Size (m²)

 580

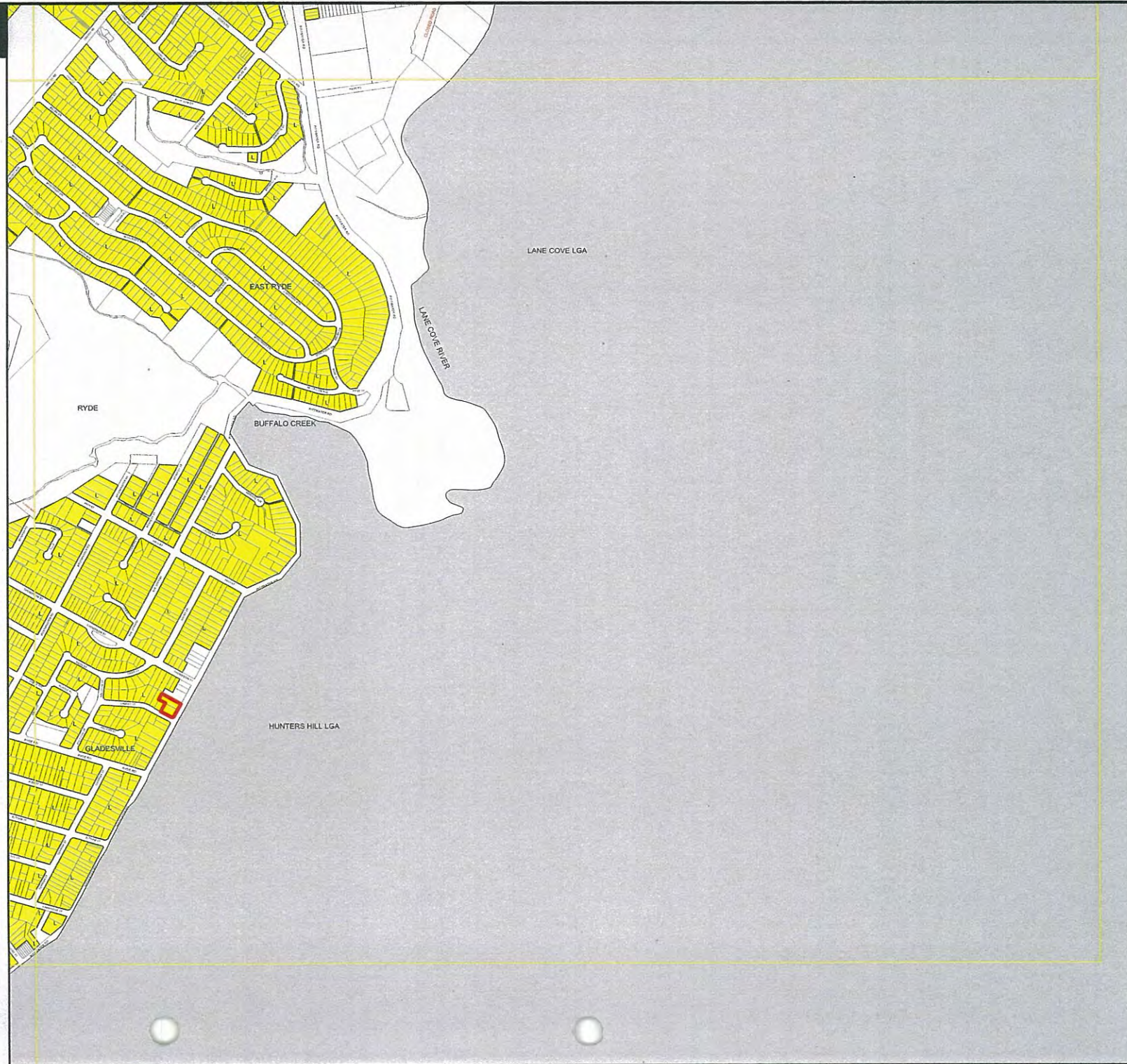
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

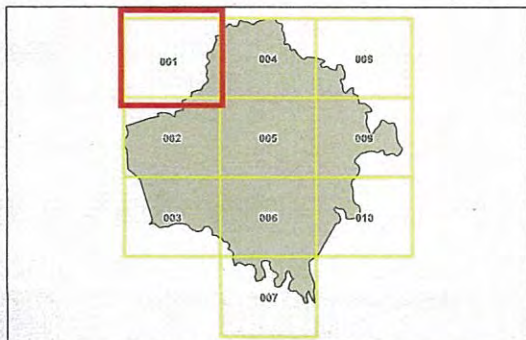
Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

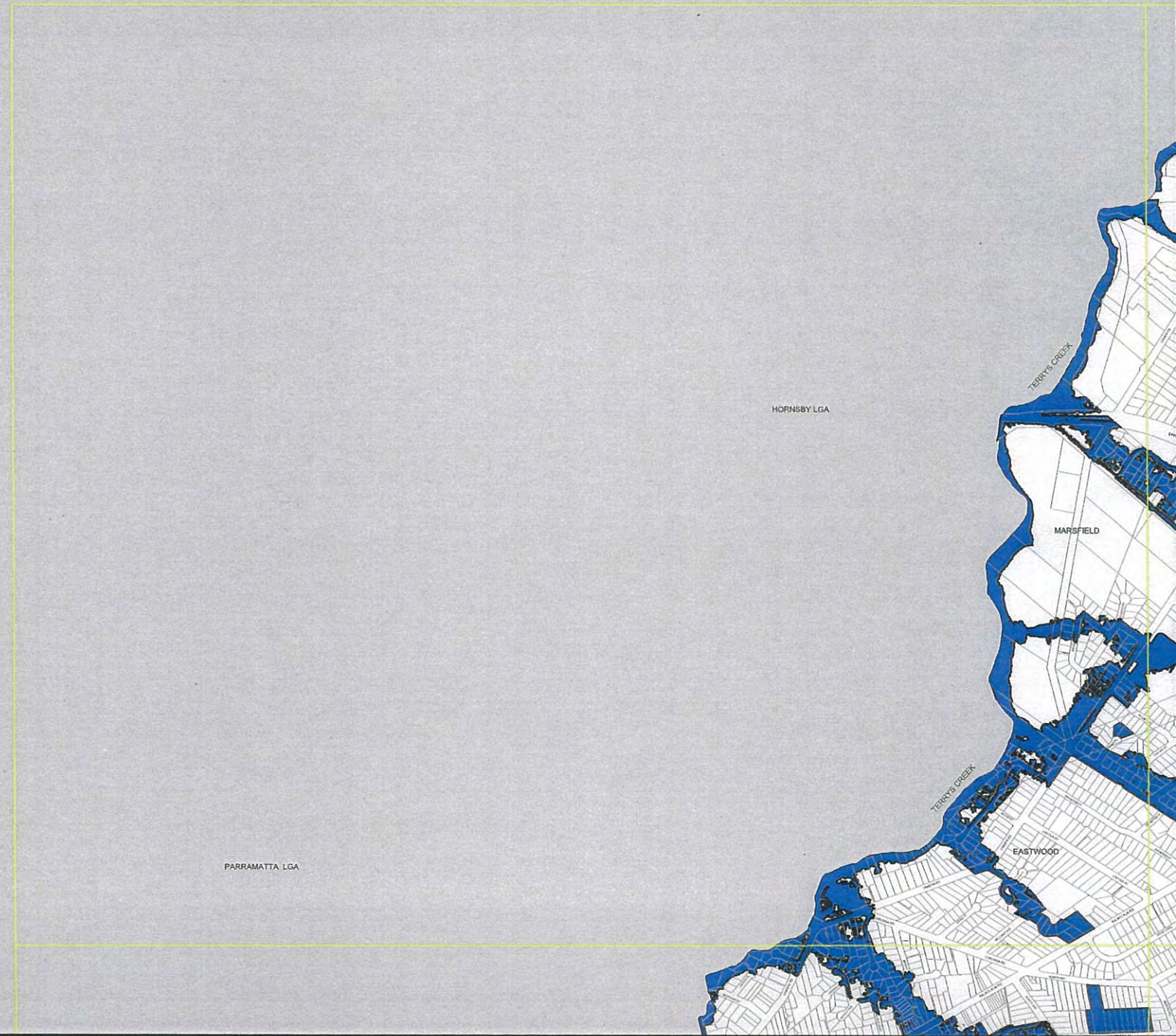
Cadastre

 City of Ryde © 21/11/2013



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Zone 56

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metres
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ATTACHMENT 11A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

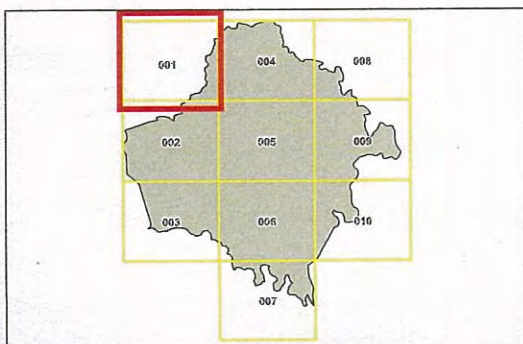
Flood Planning Map — Existing

Flood Planning Land

 Flood Planning Area

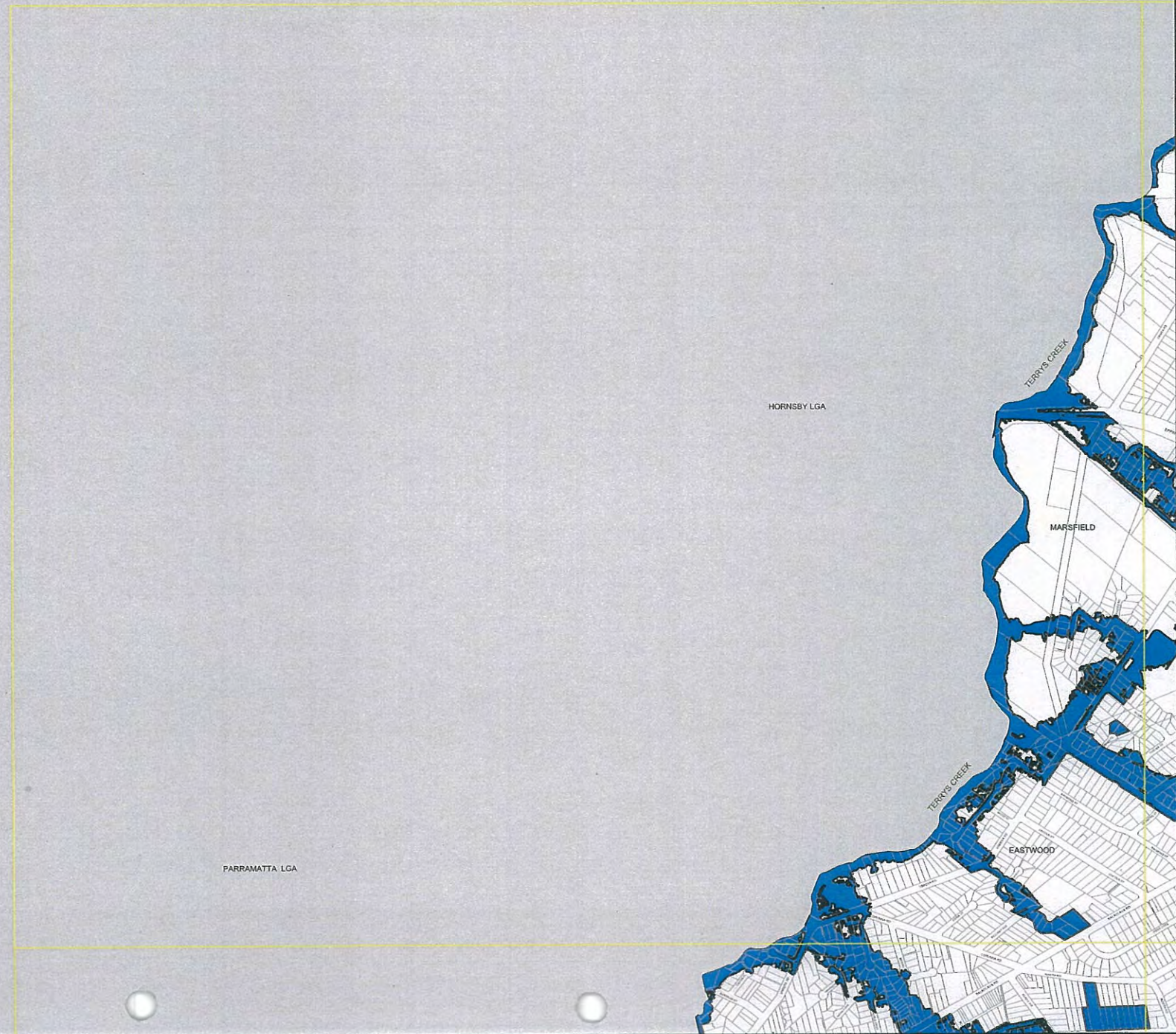
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

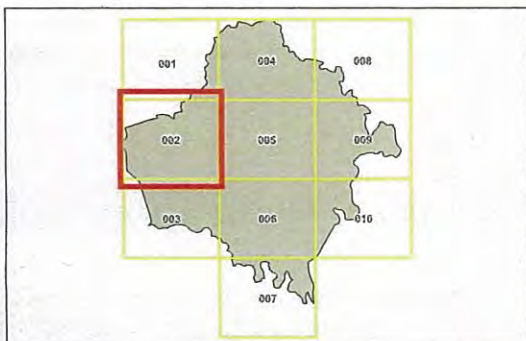
Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

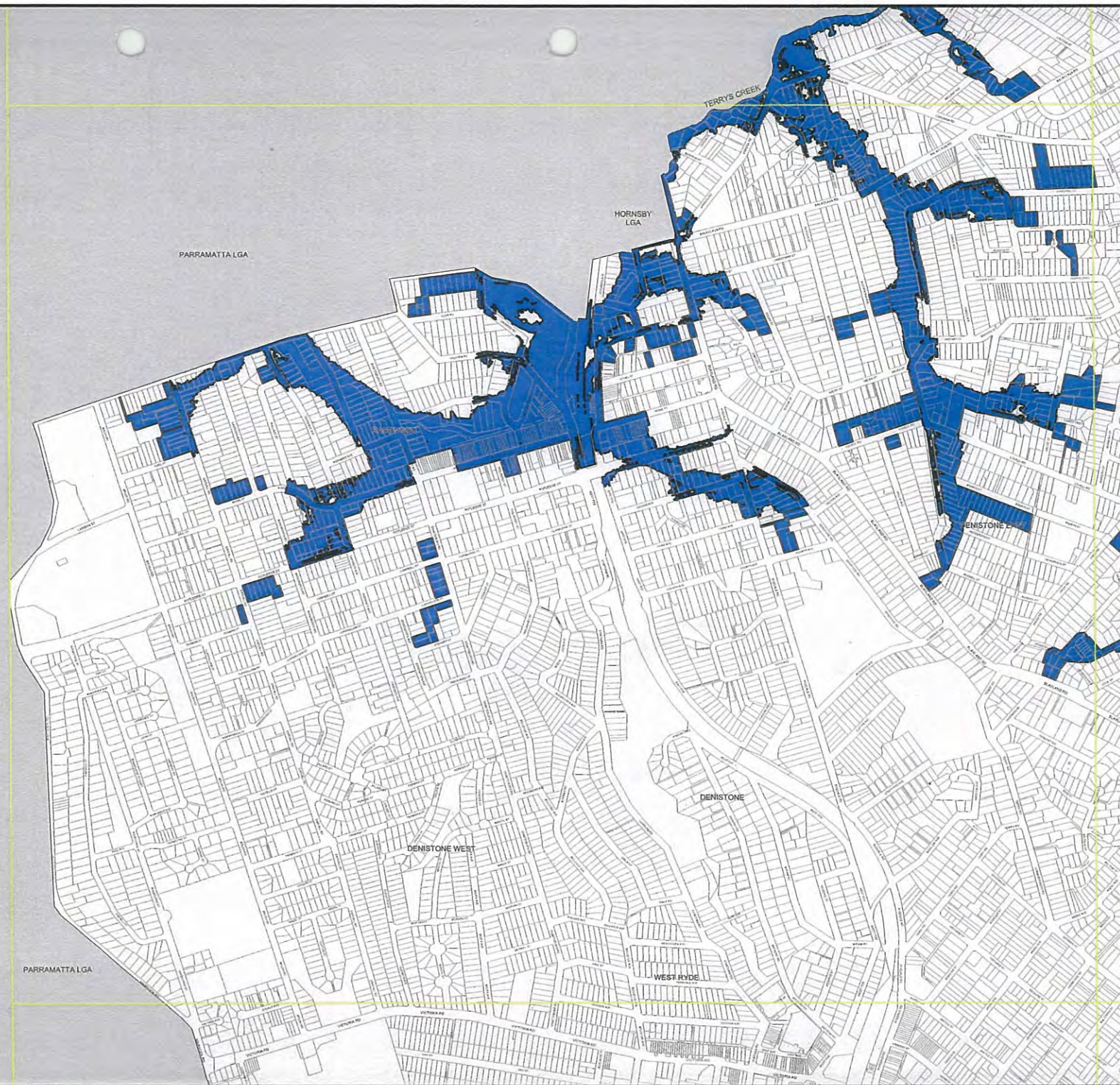
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

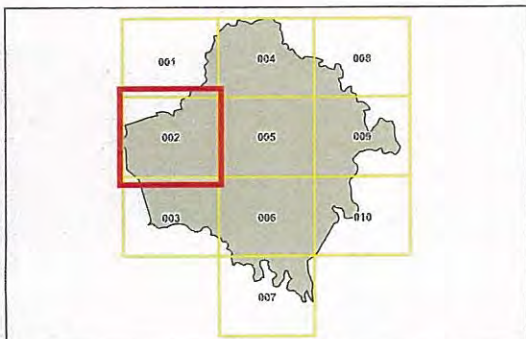
Flood Planning Map — Existing

Flood Planning Land

 Flood Planning Area

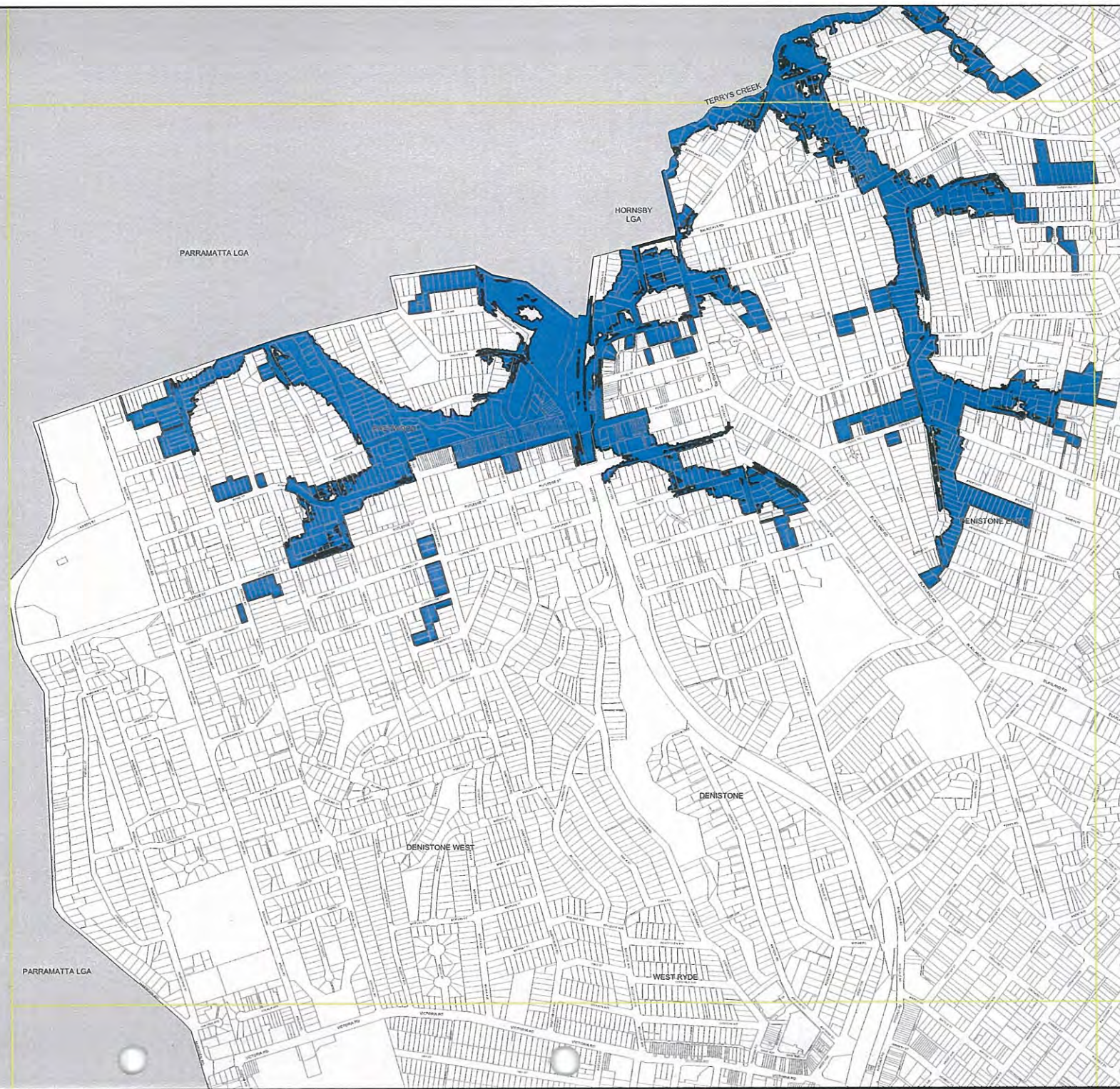
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11C



City of
Ryde

Ryde Local Environmental Plan (Housekeeping Amendment) 2013



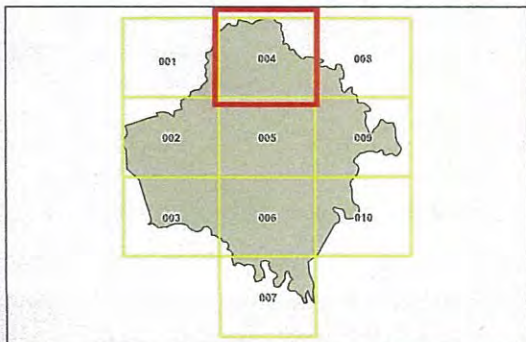
Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

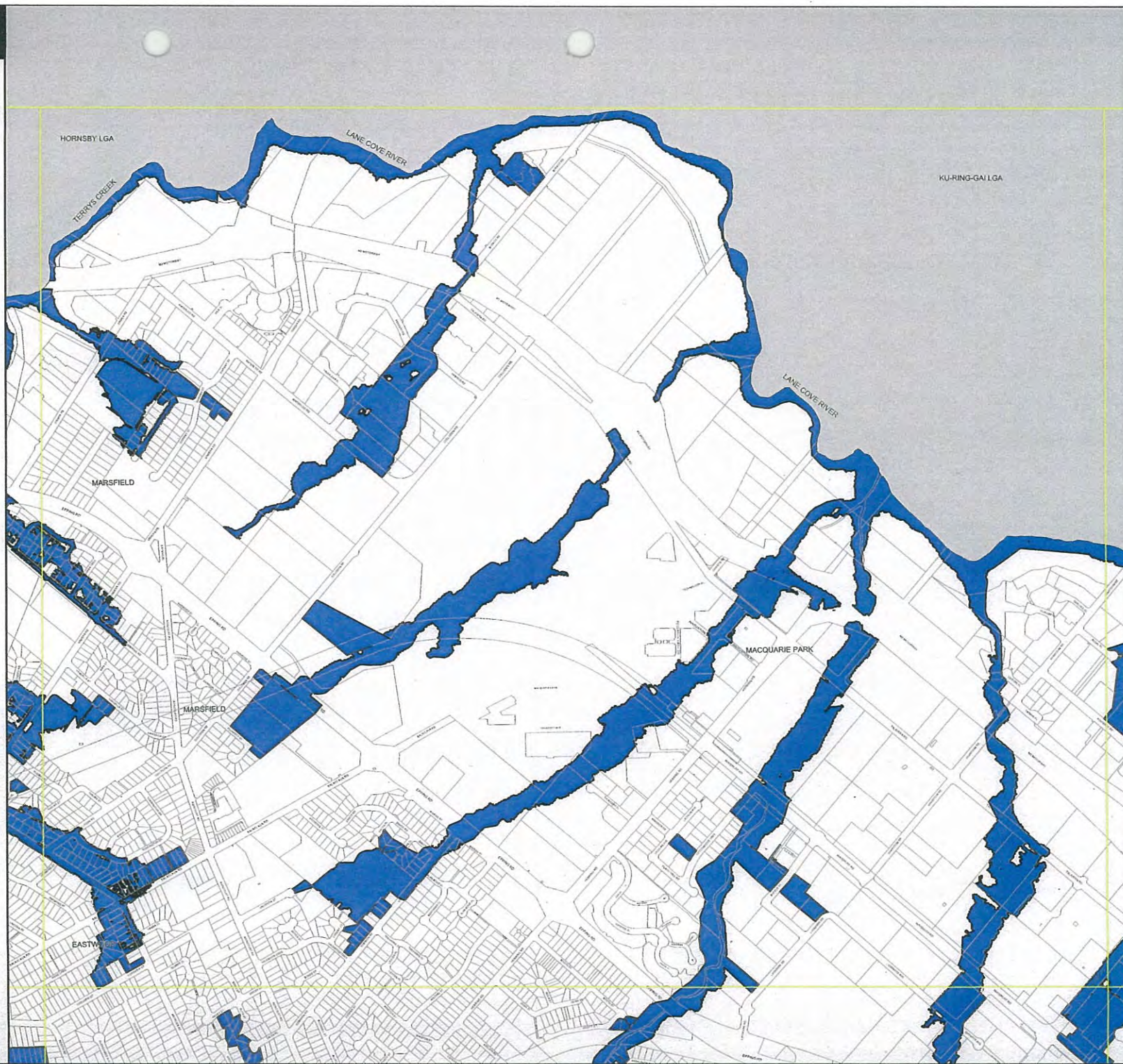
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

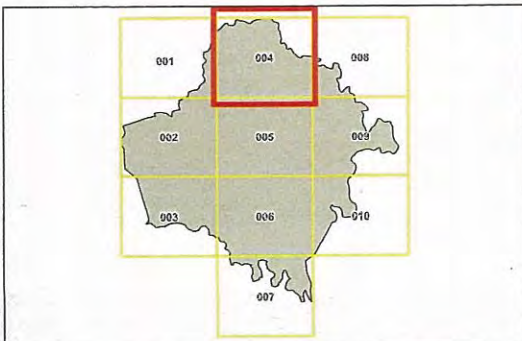
Flood Planning Map — Existing

Flood Planning Land

 Flood Planning Area

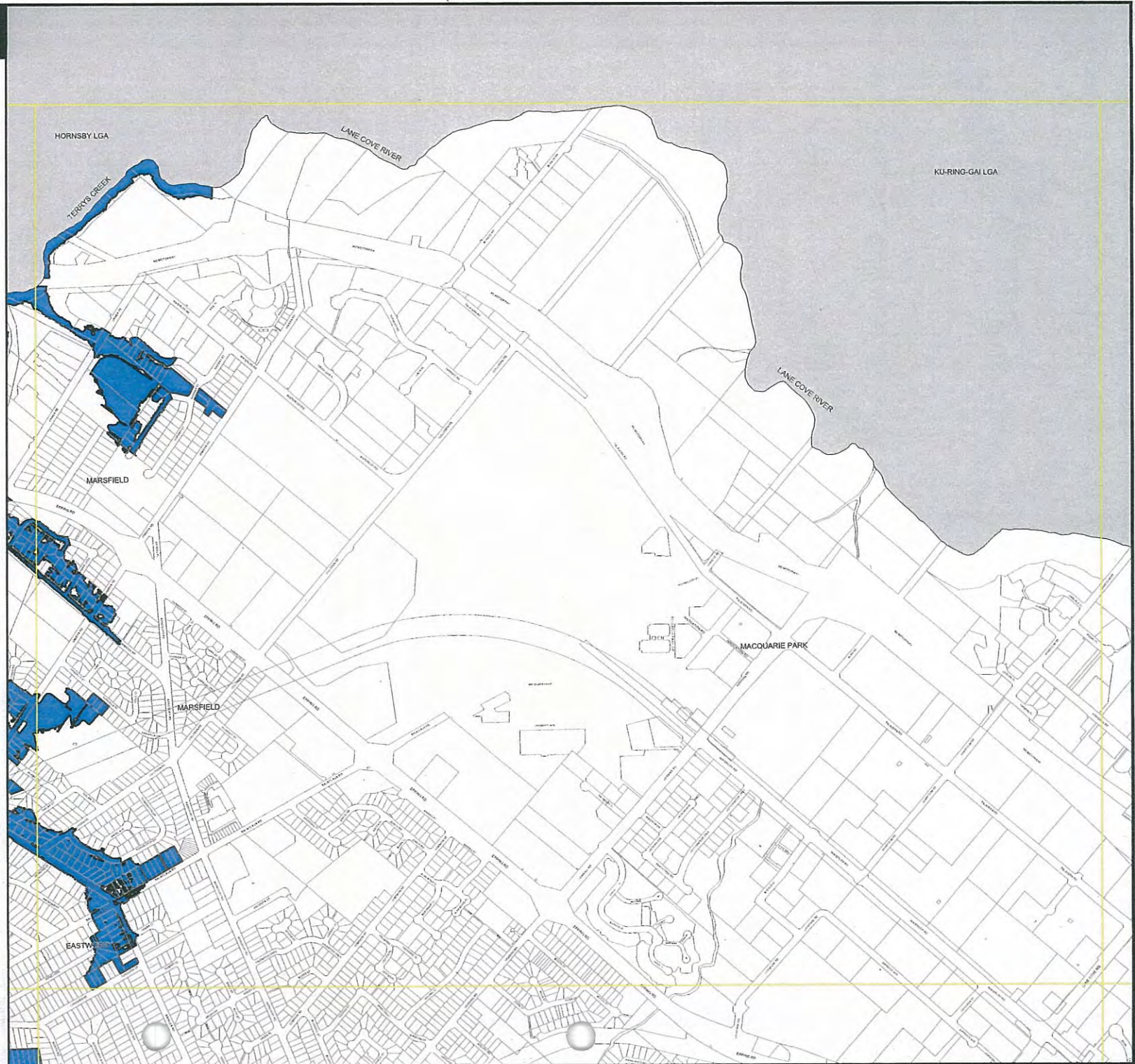
Cadastre

 City of Ryde @ 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11D



Ryde Local
Environmental
Plan (Housekeeping
Amendment) 2013

Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

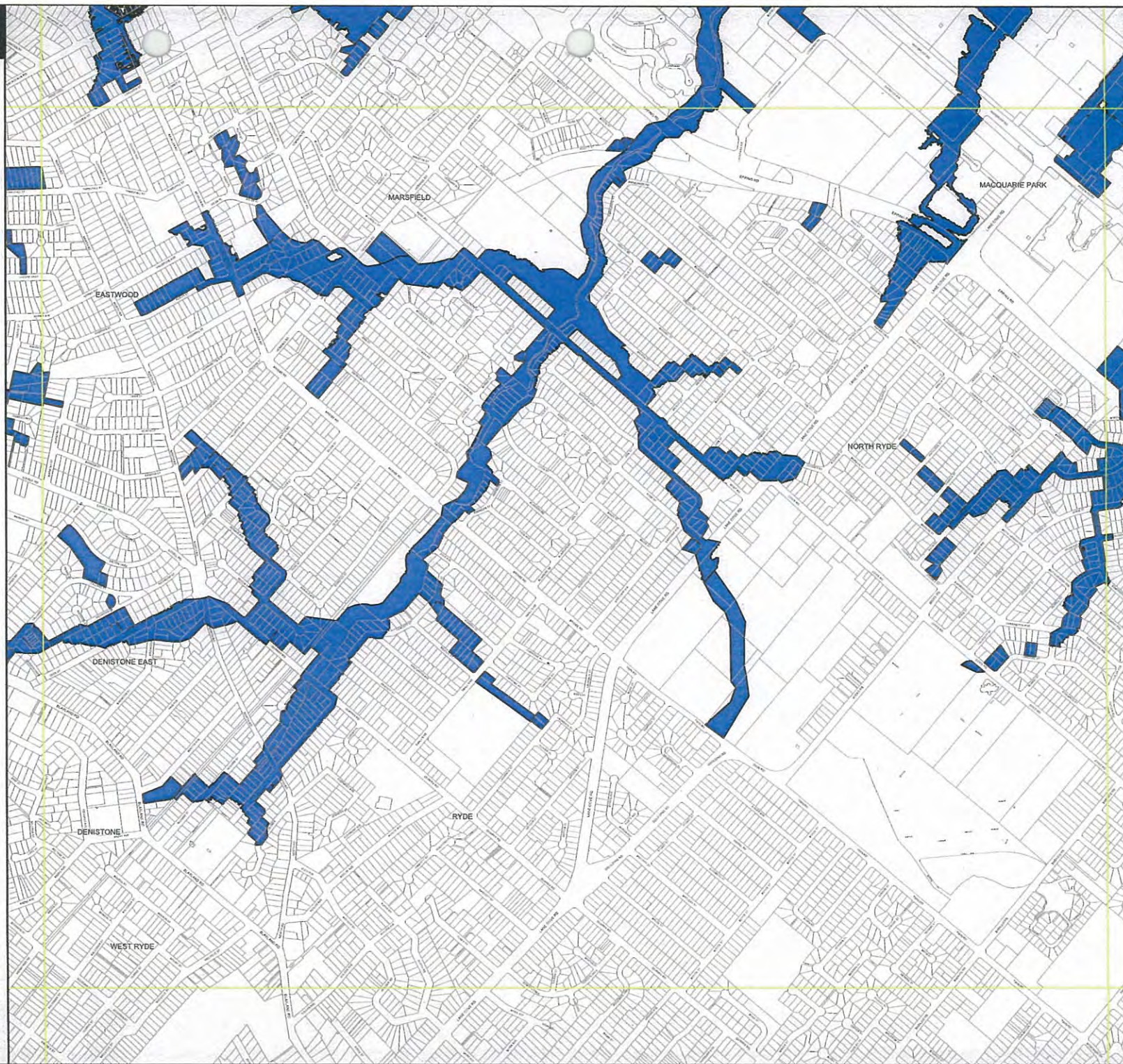
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1: 15000 @ A4



ATTACHMENT 11D

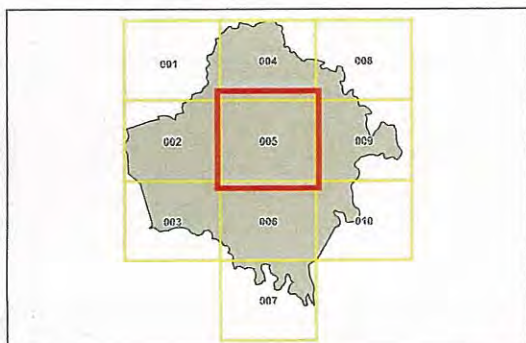


Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Flood Planning Map — Existing

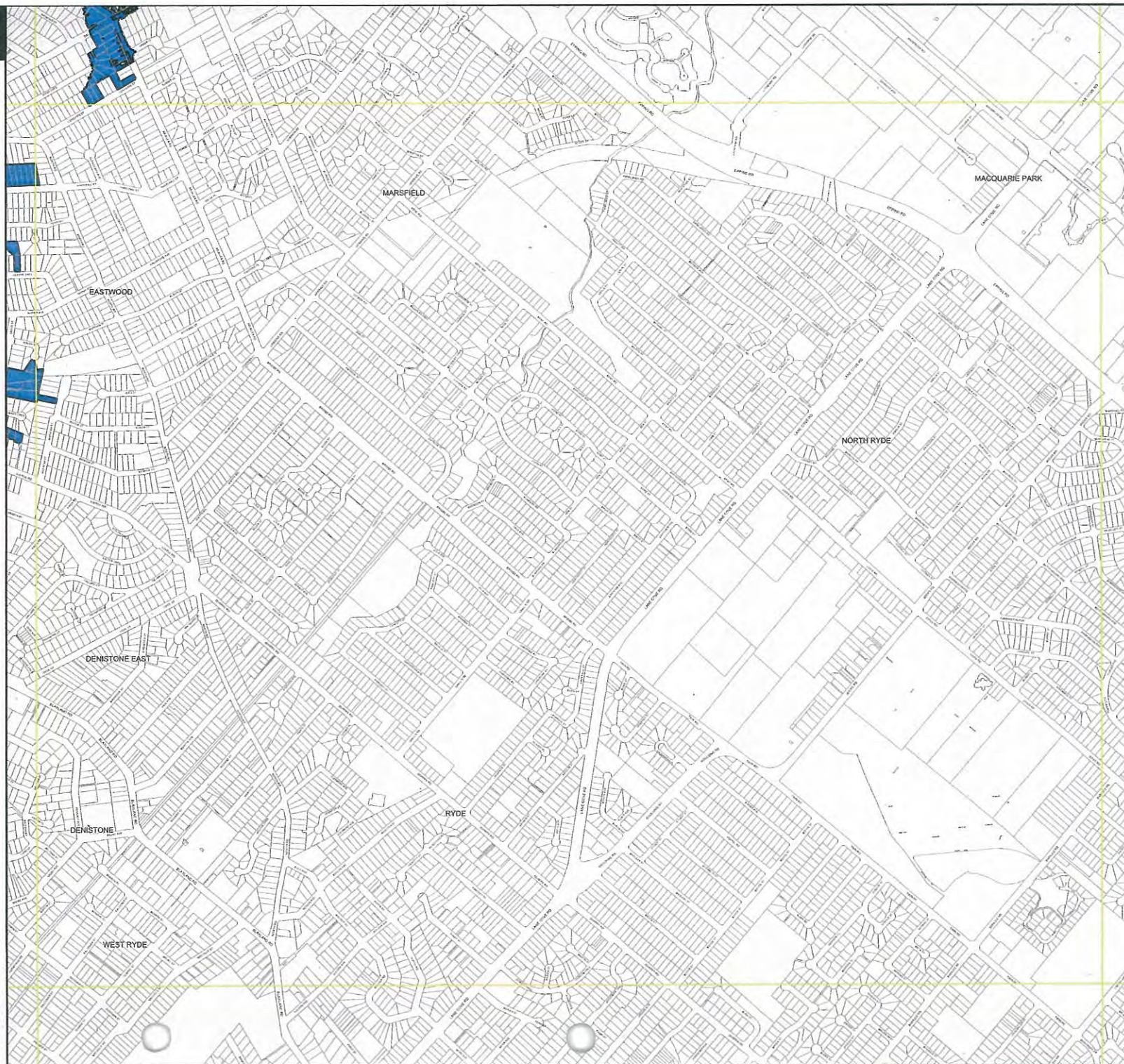
Flood Planning Land
Flood Planning Area

Cadastre
City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11E



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

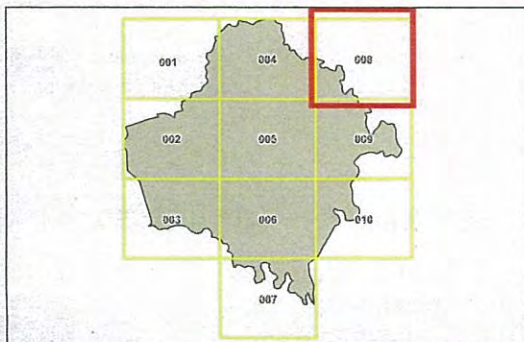
Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11E



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

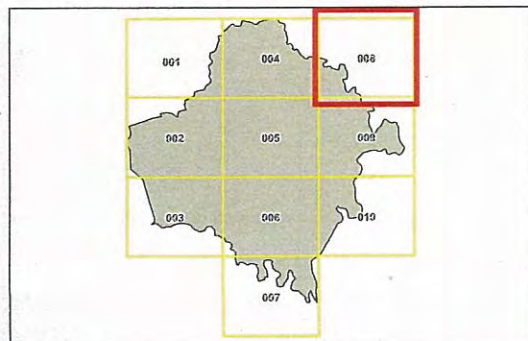
Flood Planning Map — Existing

Flood Planning Land

 Flood Planning Area

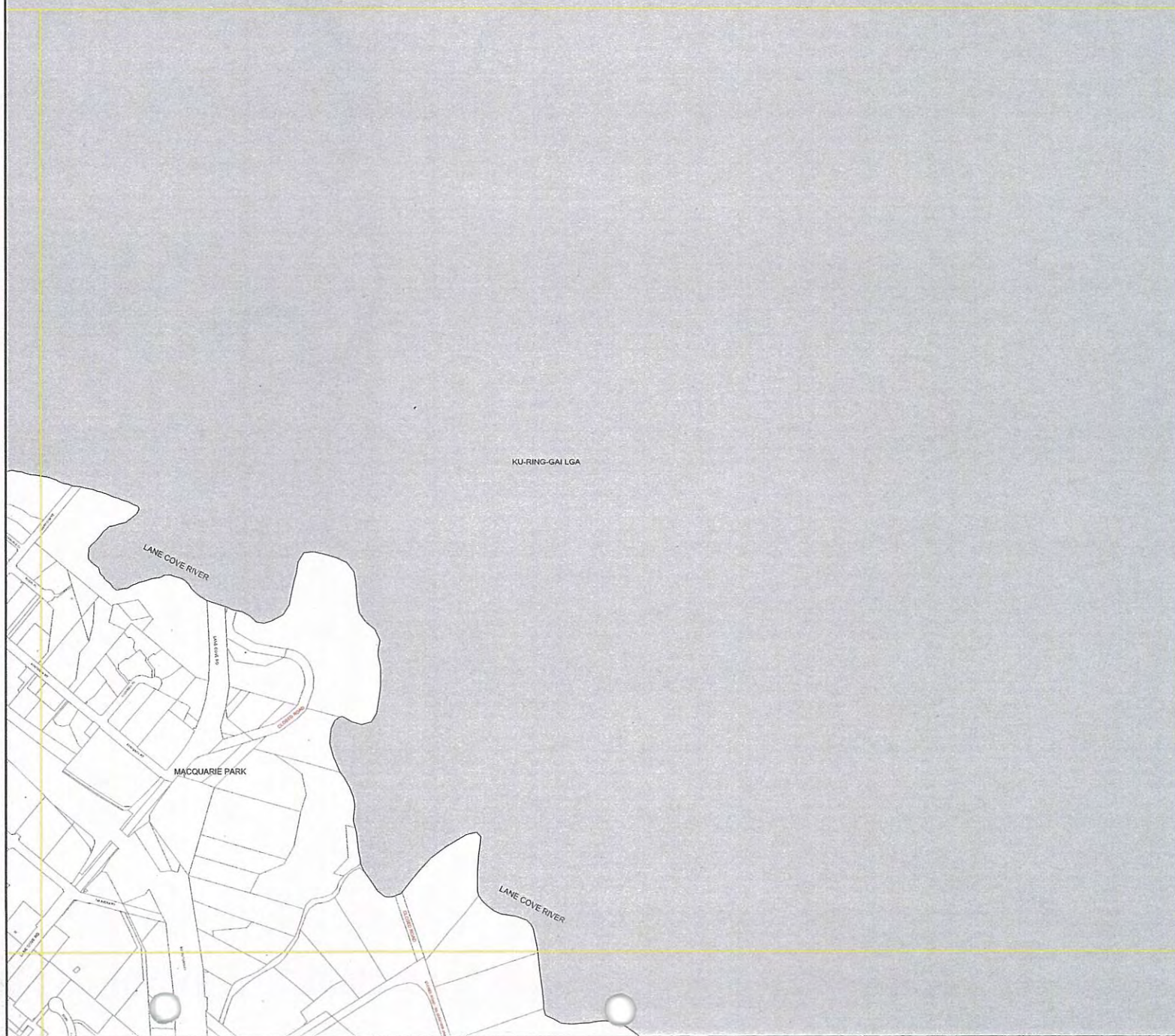
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 11F



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

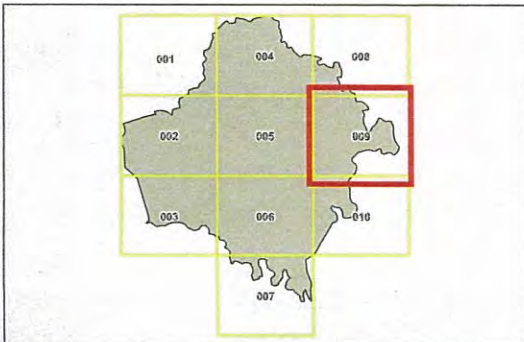
Flood Planning Map — Proposed

Flood Planning Land

 Flood Planning Area

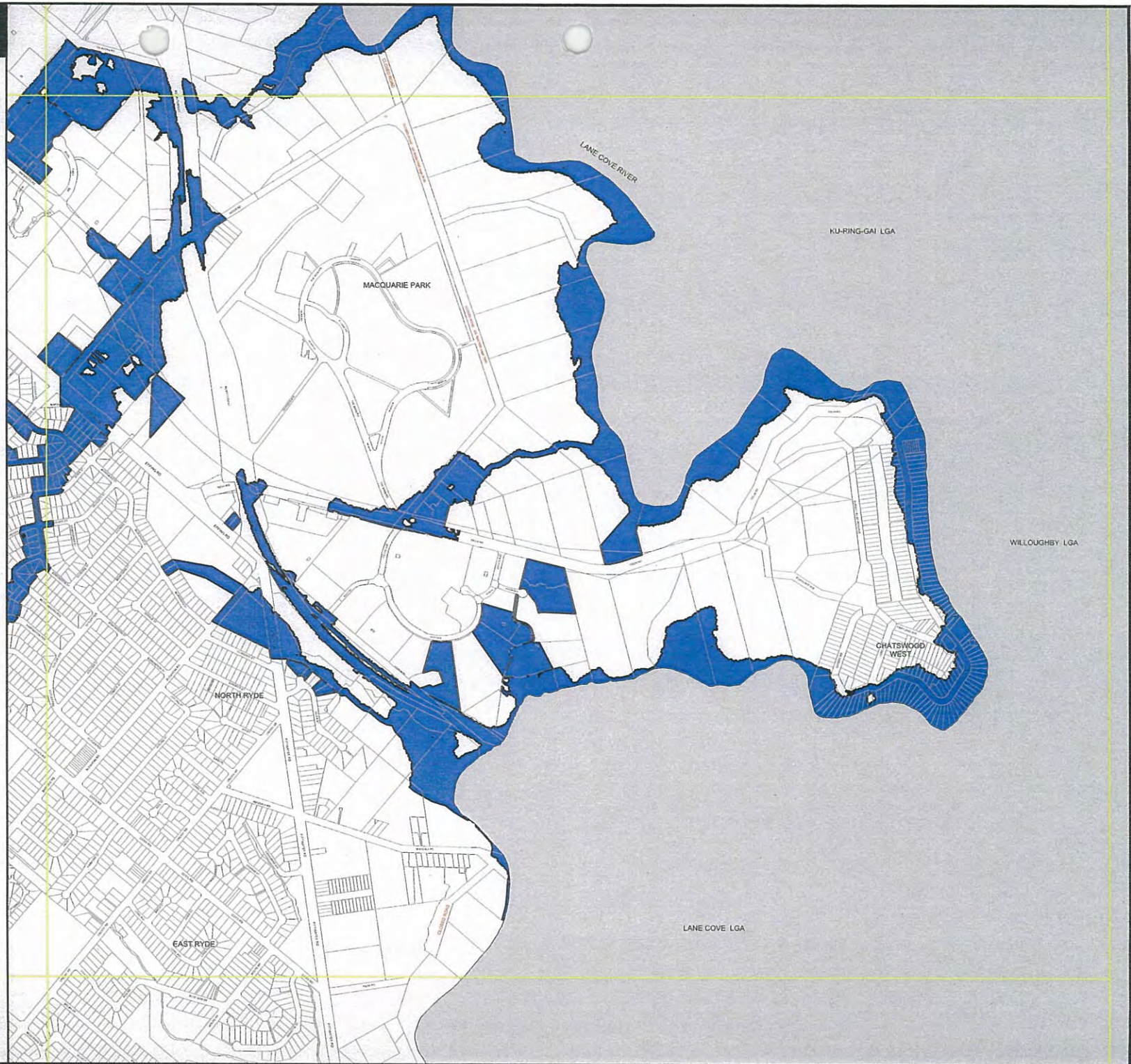
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1: 15000 @ A4



ATTACHMENT 11F



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

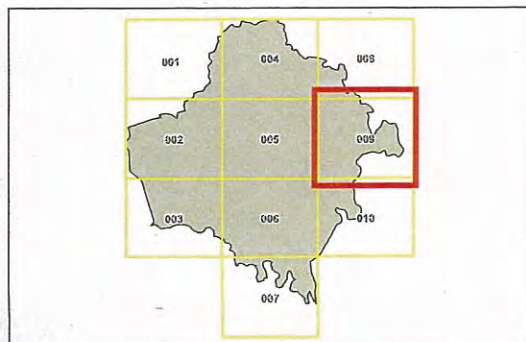
Flood Planning Map — Existing

Flood Planning Land

 Flood Planning Area

Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 75 150 300 450
metres
1 : 15000 @ A4



ATTACHMENT 12A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

4.1A — Dual occupancy (attached) strata subdivision

Development consent may only be granted to the subdivision of a dual occupancy (attached) on land in Zone R2 Low Density Residential if:

- (a) — the subdivision is a strata subdivision, and
- (b) — the land has an area of at least 580 square metres.

4.1A Dual occupancy (attached) subdivision – amended Clause

- (1) Despite Clause 4.1, development consent may be granted for the Torrens title subdivision of a lot where:-
 - (a) a dual occupancy (attached) development has been constructed or an Occupation Certificate has been issued prior to the notification of this Local Environment Plan; and
 - (i) the land has an area of at least 580 square metres; and
 - (ii) one dwelling will be situated on each lot which has an area of not less than 290 square metres.
 - (b) a dual occupancy (attached) development has been constructed; and
 - (i) the land has an area of at least 580 square metres and a road frontage of 20 metres; and
 - (ii) one dwelling will be situated on each lot which has an area of not less than 290 square metres and a road frontage of not less than 10m; and
 - (iii) an Occupation Certificate has been issued for the Dual Occupancy Development.
- (2) Development consent may only be granted to the strata subdivision of a dual occupancy (attached) development on land in Zone R2 Low Density Residential if the land has an area of 580sqm or greater.

ATTACHMENT 13A



Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013

Additional permitted uses

Schedule 1

7 Use of certain land at 25–27 Epping Road, Macquarie Park

- (1) This clause applies to the land in Zone RE1 Public Recreation at 25–27 Epping Road, Macquarie Park, being Lots 100 and 101, DP 1131776.
- (2) Development for the purposes of child care centres and commercial premises is permitted with development consent.

8 Use of certain land at 37–39 Epping Road, Macquarie Park

- (1) This clause applies to land at 37–39 Epping Road, Macquarie Park, being Lot 1, DP 1060926.
- (2) Development for the purposes of bulky goods premises, business premises and office premises is permitted with development consent.

8A Use of certain land at a 131 & 133 Herring Road and 208 Epping Road, Marsfield

- (1) This clause applies to land at 131 & 133 Herring Road and 208 Epping Road, Marsfield being Lot 20 and part Lots 21 and 22, DP 36459.
- (2) Development for the purposes of a medical centre is permitted with development consent.

ATTACHMENT 14A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Funeral homes; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Pubs; **Recreation facility (indoor)**; Roads; Warehouse or distribution centres; **Wholesale supplies**; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wholesale supplies

ATTACHMENT 15A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; **Home business; Home industries**; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads;

4 Prohibited

Any development not specified in item 2 or 3

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage revitalisation, redevelopment and housing choice in a residential area.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Home-based child care; **Home business; Home industries**; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads;; Seniors housing; Serviced apartments

4 Prohibited

Any development not specified in item 2 or 3

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Home-based child care; **Home business; Home industries**; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Serviced apartments; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

ATTACHMENT 16A



Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Group homes; Home-based child care; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; **Secondary dwellings**; Semi-detached dwellings; Seniors housing; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs;

Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads;
Secondary dwellings

4 Prohibited

Any development not specified in item 2 or 3

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage revitalisation, redevelopment and housing choice in a residential area.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Home-based child care; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; **Secondary dwellings**; Seniors housing; Serviced apartments

4 Prohibited

Any development not specified in item 2 or 3

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Home-based child care; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; **Secondary dwellings**; Serviced apartments; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

ATTACHMENT 17A



Ryde Local Environmental Plan (Housekeeping) Amendment 2013

1.2

Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in **Ryde** in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) to encourage a range of development, including housing, employment and recreation, that will accommodate the needs of the existing and future residents of Ryde,
 - (b) to provide opportunities for a range of housing types that are consistent with adjoining development and the existing environmental character of the locality,
 - (c) to foster the environmental, economic, social and physical development of Ryde so that it develops as an integrated, balanced and sustainable city,
 - (d) to identify, conserve and promote Ryde's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,
 - (e) to improve access to the city, **minimize vehicle kilometers travelled** facilitate the maximum use of public transport and encourage walking and cycling,
 - (f) to protect and enhance the natural environment, including areas of remnant bushland in Ryde, by incorporating principles of ecologically sustainable development
 - (g) to preserve and improve the existing character, amenity and environmental quality of the land to which this Plan applies,
 - (h) in relation to economic activities, to provide a hierarchy of retail, commercial and industrial activities that enable employment capacity targets to be met, provide employment diversity and are compatible with local amenity.

ATTACHMENT 18A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

6.6 Environmental sustainability

- (1) The objective of this clause is to ensure that development on land in a business or industrial zone embraces principles of quality urban design and is consistent with principles of best practice environmentally sensitive design.
- (2) Development consent must not be granted to development on land in a business or industrial zone if the development is 1,500 square metres in gross floor area or greater unless the consent authority is satisfied that the development will meet Australian Best Practice Environmentally Sensitive Design in relation to the following:
 - (a) water demand reduction including water efficiency, water recycling and minimisation of potable water usage,
 - (b) energy demand reduction including energy generation, use of renewable energy and reduced reliance on mains power,
 - (c) indoor environmental quality including daylight provision, glare control, increased outside air rates, thermal comfort,
 - (d) a reduction in new materials consumption and use of sustainable materials including recycled content in concrete, sustainable timber and PVC minimisation,
 - (e) emissions reduction including reduced flow to sewer and light pollution,
 - ~~(f) transport initiatives to reduce car dependence such as providing cycle facilities, car share and small vehicle parking spaces,~~
 - (f) transport initiatives to reduce car dependence such as providing bicycle and pedestrian facilities, car share/car pool/ small vehicle parking spaces, public transport information and the development of a workplace travel plan,**
 - (g) land use and ecology including reduced topsoil removal and contaminated land reclamation.

ATTACHMENT 19A



Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013

4.3A Exceptions to height of buildings

(1) Despite clause 4.3.....
.....

(2) Despite clause 4.3, the maximum height **of dual occupancy (attached) development and** multi dwelling housing in Zone R2 Low Density Residential is 5 metres for the dwellings in the **development housing** that do not have a street frontage.

ATTACHMENT 20A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

4.5A Density controls for Zone R2 Low Density Residential

Development consent must not be granted to the erection of multi dwelling housing on land in Zone R2 Low Density Residential unless:

- (a) the site area for the building is not less than:
 - (i) for each 1, 2 or 3 bedroom dwelling—300 square metres, and
 - (ii) for each 4 or more bedroom dwelling—365 square metres, and
- (b) each dwelling will have its own contiguous private open space **and separate access to that space from an unbuilt portion of the site.**

ATTACHMENT 21A

draft

Ryde Local Environmental Plan 2013

Environmental heritage

Schedule 5

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Denistone	Stone marker	Road reserve (outside 456 Blaxland Road)		Local	200
Denistone	Open space	Darvall Park, Chatham Road		Local	26
Denistone	"Poynton" (house)	25 Commissioners Road	Lot A, DP 28226	Local	36
Denistone	"Denistone House" and "Trigg House" (Ryde Hospital)	1 Denistone Road	Lot I, DP 869614	Local	47
Denistone	House	22 Miriam Road	Lot 80A, DP 6272	Local	219
Denistone	House	24 Miriam Road	Lot 81A, DP 6272	Local	74
Denistone	House	38 Miriam Road	Lot 88A, DP 6272	Local	220
Denistone	House	30 Miriam Road	Lot B, DP 344847	Local	75
Denistone	"The Hermitage" (hermitage and garden)	1-9 Pennant Avenue	Lot 2, DP 221325	State	88
Denistone	"Wollondilly"	11-13 Pennant Avenue	Lot 1, DP 221325	Local	90
Denistone	House	37 Pennant Avenue	Lot I, DP 1005675	Local	91
Denistone	Open space, Denistone Park	62 Terry Road		Local	125
Denistone	House	89-91 Terry Road	Lot 5, DP 29054	Local	126
Denistone	House	78 West Parade	Lot E, DP 28643	Local	164

draft

Denistone East	"Highbury House"	495 Blaxland Road	Lot 1, DP 514007	Local	18
East Ryde	Sugarloaf Point (open space)	191 Pittwater Road		Local	95
East Ryde	Boobajool Reserve (open space)	231–245 Pittwater Road		Local	96
East Ryde	Wallamatta Reserve	1–13 Twin Road	Lot 7, DP 790153	Local	133
East Ryde	Field of Mars Wildlife Reserve	Wellington Road		Local	158
Eastwood	House	4 Auld Avenue	Lot A, DP 342192	Local	7
Eastwood	House	14 Auld Avenue	Lot 6, DP 11568	Local	8
Eastwood	"The Rectory" (house)	25 Clanalpine Street	Lot 45, DP 4231	Local	34
Eastwood	St Philip's	29 Clanalpine Street	Part Lot A, DP 389661	Local	35
Eastwood	Dwelling	30 Clanalpine Street	Lot 4, DP 5132	Local	201
Eastwood	House	1 Coronation Avenue	Lot 2, DP 344414	Local	38
Eastwood	House	11 Coronation Avenue	Lot A, DP 375352	Local	202
Eastwood	Seat	East Parade (outside 36A)		Local	50
Eastwood	Road	Great North Road, Bedlam Point to Eastwood		State	54
Eastwood	Library, St Kevin's Primary School	24 Hillview Road	Lot 51, DP 8043	Local	203
Eastwood	St Kevin's Catholic Church	32-36 Hillview Road	Lot 4, DP 546071 & Lots 46 and 47 DP 8043	Local	204
Eastwood	Eastwood House	40 Hillview Road	Lot 42, DP 8043	Local	55
Eastwood	Brush Farm Park	2–4 Lawson Street	Lot 7059, DP 1062383	Local	61
Eastwood	"Brush Farm" (house)	19 Lawson Street	Lot I, DP 800471	State	62

draft

Ryde Local Environmental Plan 2013

Environmental heritage

Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Eastwood	Stone marker	Road reserve (outside 233 North Road)		Local	205
Eastwood	Stone marker	Road reserve (outside 264 North Road)		Local	206
Eastwood	House	9 Orange Street	Lot 50, DP 867300	Local	83
Eastwood	Shops	15, 17, 19, 21, 23 and 25 Railway Parade	Lot 1, DP 126235; Lot I, DP 324457; Lot 2, DP 324457; Lot C, DP 312242; Lot B, DP 312242; SP 43708	Local	100
Eastwood	"Summer Hayes" (shops)	119, 123 and 136 Rowe Street	Lot B, DP 338186; Lot A, DP 33186; Lot A, DP 340287	Local	105
Eastwood	Fire Station	269 Rowe Street	Lots 29 and 30, DP 7464	Local	107
Eastwood	"Upna" (house)	24 Rutledge Street	Lot B, DP 364839	Local	108
Eastwood	House	2 Second Avenue	Lot I, DP 931131	Local	114
Eastwood	"Womerah" (house)	31 Trelawney Street	Lot 2, DP 607291	Local	129
Eastwood	Eastwood Park (gates)	45 West Parade	Lot 1, DP 167919	Local	161
Eastwood	Eastwood Park (grandstand)	45 West Parade	Lot I, DP 167919	Local	163
Eastwood	Eastwood Park (pavilion)	45 West Parade	Lot I, DP 167919	Local	162
Gladesville	House	19A Amiens Street	Lot 19, DP 10088	Local	3

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Ryde Local Environmental Plan 2013

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Suburb	Item name	Address	Property description	Significance	Item no
Gladesville	Houses	23, 25, 27, 29 and 31 Amiens Street	Lot 2, DP 597949; Lots 20 and 21, DP 7709; Lot 1, DP 171292; Part Lot 18, DP 7709; Lot 16, DP 456025	Local	4
Gladesville	Stone marker	Corner Ashburn Place and Wharf Road		Local	207
Gladesville	Glades Bay Park (monument)	45 Ashburn Place		Local	6
Gladesville	Wharf remains	Bedlam Point		Local	11
Gladesville	House	10 Cambridge Street	Lot D, DP 324999	Local	23
Gladesville	Stone marker	Corner Eltham and Pittwater Streets		Local	208
Gladesville	House	1-9 Monash Road	Lot 1, DP 24099	Local	141
Gladesville	House	8 Oates Avenue	Lot 12, DP 7563	Local	82
Gladesville	House	10 Pelican Street	Lot 77, DP 24052	Local	84
Gladesville	Substation	38-42 Pittwater Road	Lot 1, DP 547927	Local	93
Gladesville	"Towalla" (house)	120 Pittwater Road	Lot B, DP 397969	Local	94
Gladesville	Banjo Paterson Park	38 Punt Road	Lot 2, DP 746316	Local	98
Gladesville	Rockend Cottage	40 Punt Road	Lot I, DP 746316	Local	99
Gladesville	House	126 Ryde Road	Lot 8, Section 5, DP 679	Local	111
Gladesville	Monash Park (obelisk)	142 Ryde Road	Lot 7060, DP 93662	Local	112
Gladesville	Gladesville Drill Hall	144 Ryde Road	SP 69924	State	113

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Ryde Local Environmental Plan 2013

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Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Gladesville	House	3 Thompson Street	Lot 11, DP 9945	Local	127
Gladesville	Houses	17 and 19 Thompson Street	Lots 18 and 19, DP 9945	Local	128
Gladesville	House	3 Tyrell Street	Lot 8, Section D, DP 1821	Local	135
Gladesville	House	42 Tyrell Street	Lot 3, DP 355166	Local	136
Gladesville	Great North Road	Victoria Road		Local	54
Gladesville	Memorial clock	2D Victoria Road (corner Wharf Road)		Local	137
Gladesville	Tavern	170 Victoria Road	Lot 1, DP 131516	Local	137A
Gladesville	Buildings B00A, B00B and B00D, Gladesville Public School	172–180 Victoria Road	Lots 1 and 2, DP 1086692	Local	138
Gladesville	Church	220 Victoria Road	Lot 1, DP 1043925; Lots 1 and 2, DP 1033371; Lot 10, DP 1043925	Local	140
Gladesville	Gates	220 Victoria Road	Lot 1, DP 1043925; Lots 1 and 2, DP 1033371; Lot 10, DP 1043925	Local	139
Gladesville	Church	265A Victoria Road	Lot E, DP 25328	Local	142
Gladesville	House	310 Victoria Road	Lot 1, SP 62723	Local	142A
Gladesville	House	37 Wharf Road	Lot 1, DP 712430	Local	166
Gladesville	Houses	43 and 45 Wharf Road	Lots 23 and 24, DP 7844	Local	167

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Ryde Local Environmental Plan 2013

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Suburb	Item name	Address	Property description	Significance	Item no
Gladesville	House	55 Wharf Road	Lot C, DP 367740	Local	168
Gladesville	House	76 Wharf Road	Lot 763, DP 1036898	Local	169
Gladesville	Boat house	96 Wharf Road (Looking Glass Point)	Lot B, DP 366228	Local	170
Macquarie Park	Macquarie University (ruins)	192 Balaclava Road	Part Lot 18, DP 1058168	Local	10
Macquarie Park	Northern Suburbs Cemetery	12 Delhi Road		Local	44
Marsfield	Curzon Hall (restaurant)	53 Agincourt Road	Lot 10, DP 1100767	Local	1
Marsfield	Eastwood Town Hall	74 Agincourt Road	Lot 5, DP 853803	Local	2
Meadowbank	Fountain	Corner Angas and See Streets		Local	115
Meadowbank	Attached dwellings	Corner 1A Angas and 34 See Streets	Lots 1 and 2, DP 1063126	Local	116
Meadowbank	Meadowbank shops	58-64 Constitution Road	Lots B, C, D and E, DP 27200	Local	37
Meadowbank	Meadowbank Railway Bridge over Parramatta River	(pedestrian and cycle bridge—previously Ryde Railway Bridge)		State	56
Meadowbank	Memorial Park (obelisk)	2 Meadow Crescent		Local	72
Meadowbank	Factory	37 Nancarrow Avenue	Lots 1-7 and 9-17, DP 19585; Lot 1, DP 122205	Local	80
Melrose Park	Wharf	Wharf Road		Local	165
North Ryde	House	50-52 Bridge Road	Lots 3 and 4, DP 219517	Local	22

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Ryde Local Environmental Plan 2013

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Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
North Ryde	Buildings B00J, B00M and B00N North Ryde Public School Buildings B00J, B00M and B00N	154 Coss Road	Lot 1, DP 942831; Lot 1, DP 175166; Lot 1, DP 305642; Lot 1, DP 321657; Lot 1, DP 972734; Lot 1, DP 904253; Lot A, DP 365739; Lot 1, DP 122481; Lot 1, DP 795543	Local	39
North Ryde	Northern Suburbs Crematorium	197 Delhi Road	Lot 18, DP 1047032; Lots 4.2, 4.3 and 4.4, DP 752035	Local	46
North Ryde	Stone marker	Corner Magdala and Pittwater Roads		Local	209
North Ryde	Substation	293 Pittwater Road	SP 78624	Local	97
North Ryde	"Bensonville" (house)	126 Twin Road	Lot 2, DP 700353	Local	134
North Ryde	House	16 Wicks Road	Lot 41, DP 740721	Local	172
North Ryde	Houses	60 and 62 Wicks Road	Lots 1 and 2, DP 612262	Local	173
Putney	Shop	312 Morrison Road	Lots 4, DP 942466	Local	78
Putney	Punt	Pellisier Road (Mortlake Ferry)		Local	85
Putney	House	60 Pellisier Road	Lot 92, DP 590979	Local	86
Putney	Putney Park (house remains)	99 Pellisier Road	Lot I, DP 133102	Local	87
Putney	Kissing Point Park (former boat slips)	24 Waterview Street	Lot I, DP 34075	Local	157

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Suburb	Item name	Address	Property description	Significance	Item no
Ryde	Stone marker	Road reserve (outside 60 Badajoz Road)		Local	210
Ryde	House	7 Badajoz Road	Lot B, DP 380470	Local	9
Ryde	Fountain	Corner Blaxland and Victoria Roads		Local	19
Ryde	Ryde Park (gazebo)	7 Blaxland Road	Lot 50, DP 1107483	Local	13
Ryde	"Ebenezer" (church)	22 Blaxland Road	Lot 14, DP 994	Local	14
Ryde	Masonic Temple (hall)	142 Blaxland Road	Lot 3, DP 86255	Local	16
Ryde	Hattons Cottage	158 Blaxland Road	Lot P, DP 443304	Local	17
Ryde	Church	74A Bowden Street	Lots 23 and 24, DP 8677	Local	20
Ryde	House	95 Bowden Street	Lot 101, DP 1055980	Local	21
Ryde	Stone marker	Road reserve (outside 54 Bridge Road)		Local	215
Ryde	Bridge	Church Street		Local	33
Ryde	Ryde Wesley Uniting Church, George H Trevill Memorial Hall and hall (former Oddfellows Hall)	25-27 Church Street	Lots 102 and 103, DP 588364	Local	27
Ryde	Former court house	42 Church Street	Lot 2, DP 541856	Local	29
Ryde	St Anne's Ryde Anglican Church and Cemetery	46 Church Street	Lot I, DP 113532	Local	30

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Ryde Local Environmental Plan 2013

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Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Ryde	Terraces	76, 78 and 80 Church Street (80 also known as 45 Small Street)	Lots A, B and C, DP 436129	Local	32
Ryde	Bridge	Cressy Road over Buffalo Creek		Local	40
Ryde	Obelisk	Devlin Street		Local	49
Ryde	"Crowle Home" (house)	8 Junction Street	Lot I, DP 921633; Lot 11, DP 51349	Local	57
Ryde	"Mayfield" (house)	281 Morrison Road	Lot 102, DP 838134	Local	77
Ryde	Shop	312 Morrison Road	Lot 4, DP 942466	Local	78
Ryde	"Palmyra" (house)	26-28 Myra Avenue	Lot 2A, DP 399330	Local	79
Ryde	House	87 North Road	Lot 3, DP 536702	Local	81
Ryde	Stone marker	Road reserve (outside 38 Parkes Street)		Local	211
Ryde	Stone marker	Road reserve (outside 1 Quarry Road)		Local	212
Ryde	Stone marker	Road reserve (outside 2 Quarry Road)		Local	213
Ryde	Stone marker	Road reserve (outside 35 Quarry Road)		Local	214
Ryde	"Woolbrook" (house)	7 Regent Street	Lot 1, DP 20172	Local	102
Ryde	House	5 Storey Street	Lot 2, DP 867924	Local	119
Ryde	Buildings B00A and B00C, Ryde Public School Buildings B00A and B00C	2 Tucker Street	Lot 1, DP 749952	Local	130

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Ryde Local Environmental Plan 2013

Schedule 5 Environmental heritage

Suburb	Item name	Address	Property description	Significance	Item no
Ryde	Westward Cottage	8 Turner Street	Lot 3, DP 860174	Local	131
Ryde	"Parsonage" (house)	12 Turner Street	Lot 4, DP 860174	Local	132
Ryde	Holy Cross College	499-521 Victoria Road	Lot I, DP 807562	Local	143
Ryde	"Squireville" (apartments and meeting hall (formerly the chapel))	512-550 Victoria Road	SP 48164	Local	145
Ryde	St Charles Borromeo Catholic Church and Cemetery	562-582 Victoria Road	Lot 1, DP 633853	Local	147
Ryde	Dalton House (hospital)	642-648 Victoria Road	Lot 1012, DP 836977	Local	148
Ryde	Stone marker	Road reserve (outside 724 Victoria Road)		Local	216
Ryde	"Willandra" (house)	770-772 Victoria Road	Lot 1, DP 34639	State	149
Ryde	Former police station	808 Victoria Road	Lot 1, DP 1178091	State	150
Ryde	Court house	812 Victoria Road	Lot 1, DP 796948	Local	151
Ryde	Addington House	813-815 Victoria Road	Lots 23 and 24, DP 6883; Lot 2, DP 313163	State	152
Ryde	"The Retreat" (house)	817 Victoria Road	Lot 1, DP 313163	Local	153
Ryde	"Wallametta Club" (house)	826 Victoria Road	Lots 3 and 4, DP 219163; Lot 2, DP 205390	Local	154
Ryde	House	Wellington Road	Crown land 1006-1984	Local	160

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Ryde Local Environmental Plan 2013

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Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Ryde	Field of Mars Cemetery	1 Wellington Road	Crown land 6050-3000, 20551-3000, 1006-1984, 5564-3000, 5317-3000, 6463-3000 and 8299-3000	Local	159
Tennyson	"Harwin" (house)	79 Champion Road	Lot 2, DP 962627	Local	24
Tennyson	House	85 Champion Road	Lot 20, Section 2, DP 2166	Local	25
Tennyson	Shops	113-115 Tennyson Road	Lot X, DP 102073	Local	121
Tennyson	House	139 Tennyson Road	Lot 1, DP 1009906	Local	122
West Ryde	Houses	61, 63, 65, 67, 69, 71, 73, 75 and 77 Forsyth Street	Lots 1-3, DP 900778; Lots 1-3, DP 902526; Lot A, DP 103458; Lot B, DP 103457; Lot 3, DP 902023	Local	51
West Ryde	"The Downs" (house)	27 Goodwin Street	Lot 1, DP 223488	Local	53
West Ryde	House	4 Linton Avenue	Lot Y, DP 404139	Local	63
West Ryde	"The Vinery" (house)	69 Marsden Road	Lot 1, DP 1039275	Local	65
West Ryde	House	75 Marsden Road	Lot 1, DP 799009	Local	66
West Ryde	Riverview House and outbuildings	135 Marsden Road	Lot 1, DP 218486	State	67
West Ryde	Church	7 Maxim Street	Lots 6 and 7, Section 4, DP 3646	Local	69

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Schedule 5 Environmental heritage

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Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
West Ryde	Milton (house)	22 Maxim Street	Lot 14, Section 3, DP 3646	Local	70
West Ryde	House	24 Maxim Street	Lot 15, Section 3, DP 3646	Local	71
West Ryde	Church	7-9 McPherson Street	Lots 44 and 45, DP 5048	Local	64
West Ryde	House	14 Miriam Road	Lot 76A, DP 6272	Local	217
West Ryde	House	16 Miriam Road	Lot 77A, DP 6272	Local	218
West Ryde	House	22 Miriam Road	Lot 80A, DP 6272	Local	219
West Ryde	House	38 Miriam Road	Lot 88A, DP 6272	Local	220
West Ryde	House	33 Reserve Street	Lot 46, DP 405 1	Local	103
West Ryde	Houses	102 and 106 Rutledge Street	Lots 2 and 4, DP 218486	Local	109
West Ryde	House	71 Station Street	Lot 12, DP 705827	Local	117
West Ryde	"Uplands" (house)	72 Station Street	Lot B, DP 368089	Local	118
West Ryde	Open space, Denistone Park	62 Terry Road		Local	125
West Ryde	Ryde Pumping station and site	948 Victoria Road		State	155
West Ryde	House	958 Victoria Road	Lot 8, DP 819902	Local	156
West Ryde	Former school residence and 1988 Ermington School building	12 Winbourne Street	Lot 1, DP 909464	Local	174
West Ryde	Houses	91, 93 and 95 Winbourne Street	Lots 7-9, DP 218486	Local	177
West Ryde	House	94 Winbourne Street	Lot A, DP 401556	Local	175

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Ryde Local Environmental Plan 2013

Schedule 5 Environmental heritage

Suburb	Item name	Address	Property description	Significance	Item no
West Ryde	House	96 Winbourne Street	Lot B, DP 401556	Local	176

Part 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance
Brush Farm Park, Eastwood	Shown by red hatching and labelled "C1"	Local
Eastwood House Estate, Eastwood	Shown by red hatching and labelled "C4"	Local
Gladesville Shopping Centre	Shown by red hatching and labelled "C5"	Local
Maxim Street, West Ryde	Shown by red hatching and labelled "C2"	Local
Rydale Road, West Ryde	Shown by red hatching and labelled "C3"	Local

Part 3 Archaeological sites

Locality	Item	Address	Property description	Significance	Item no
Gladesville	Archaeological site	334 and 336 Victoria Road	Lots 1 and 2, DP 127023; Lot 6, DP 666532	Local	A143B
Putney	Archaeological site	Watson St/ Hordern Ave		Local	A221

ATTACHMENT 21B

Ryde Local Environmental Plan (Housekeeping Amendment) 2013

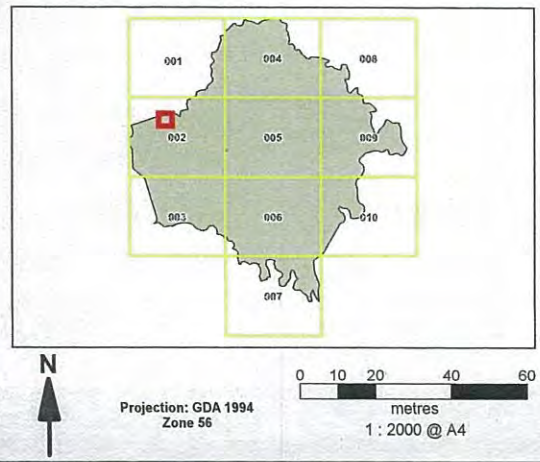


Heritage Map — Proposed

Subject Land:
32-36 Hillview Rd, Eastwood
Adjustment of Heritage Item 204

- Heritage**
- Conservation Area - General
 - Item - General
 - Item - Archaeological

Cadastre
City of Ryde © 21/11/2013



ATTACHMENT 21B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Heritage Map —

Existing



Subject Land:
32-36 Hillview Rd, Eastwood
Adjustment of Heritage Item 204

Heritage

- Conservation Area - General
- Item - General
- Item - Archaeological

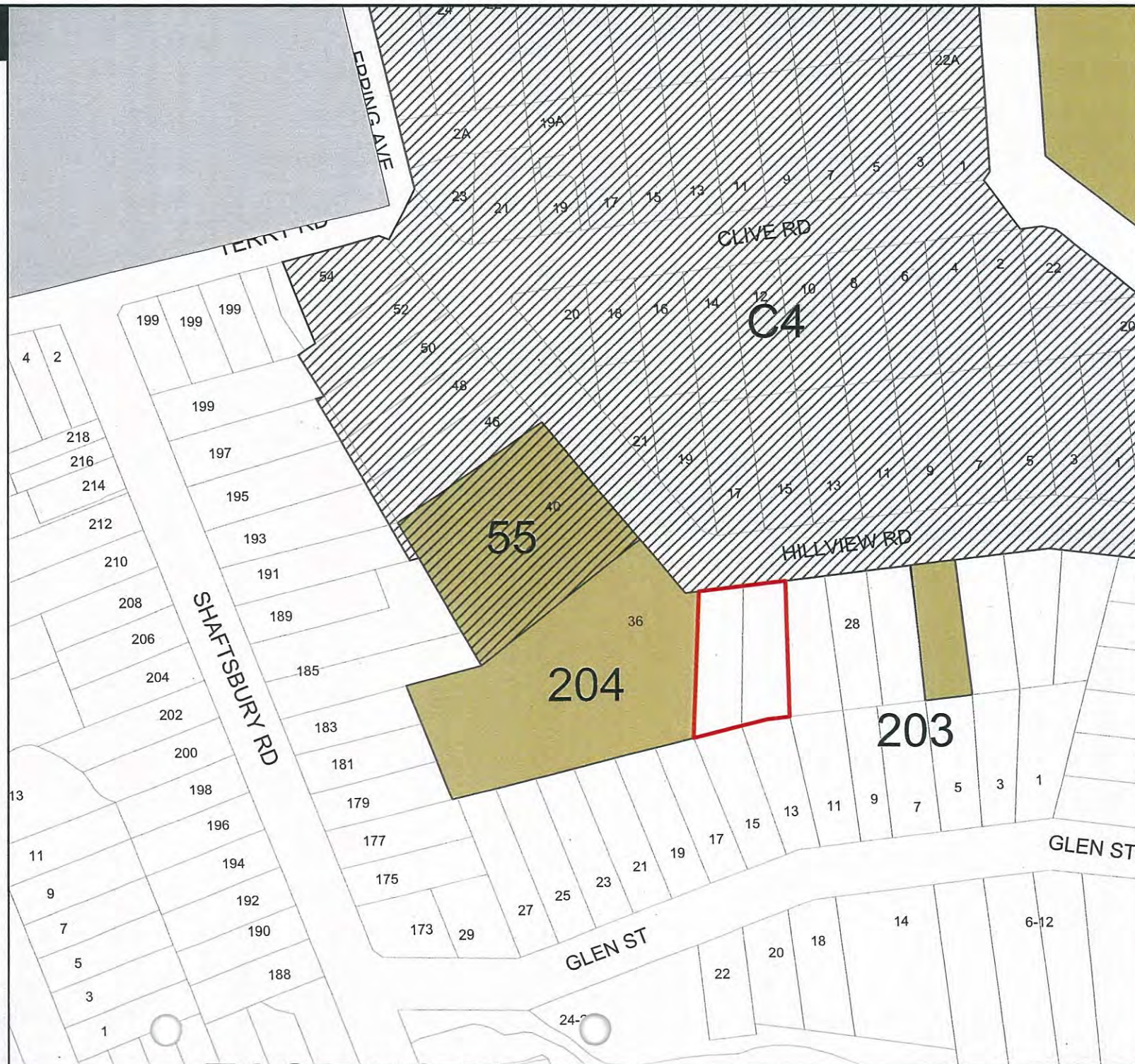
Cadastral

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

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metres
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ATTACHMENT 21C



City of
Ryde

Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Heritage Map —

Proposed



Subject Land:
Bedlam Point Wharf (Item 11)
to be deleted

Heritage



Conservation Area - General



Item - General

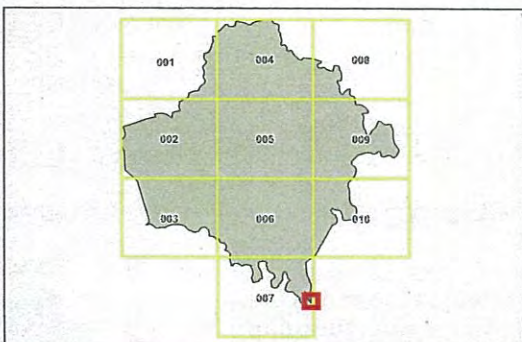


Item - Archaeological

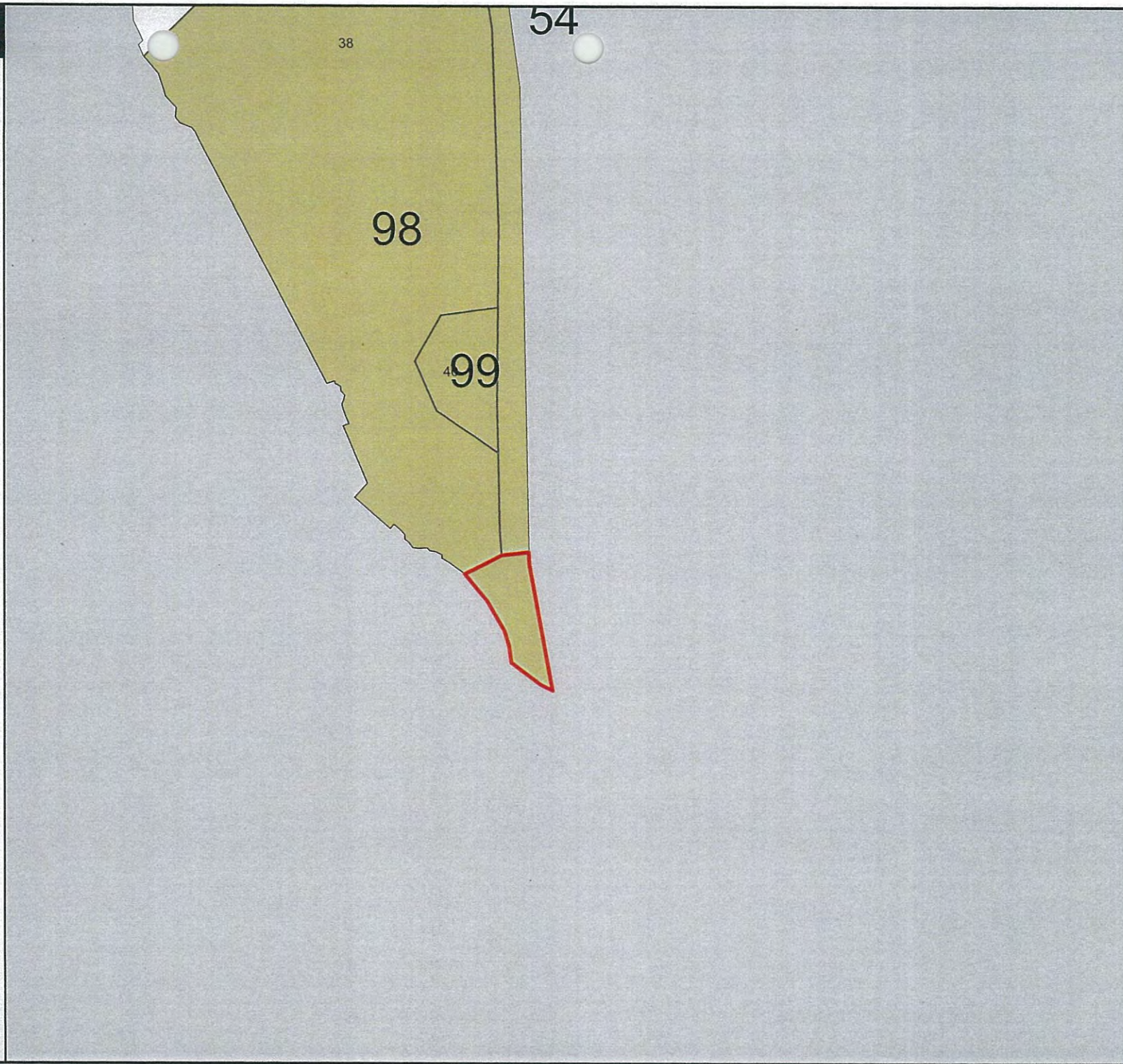
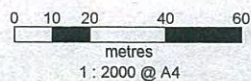
Cadastre



City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56



ATTACHMENT 21C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Heritage Map — Existing

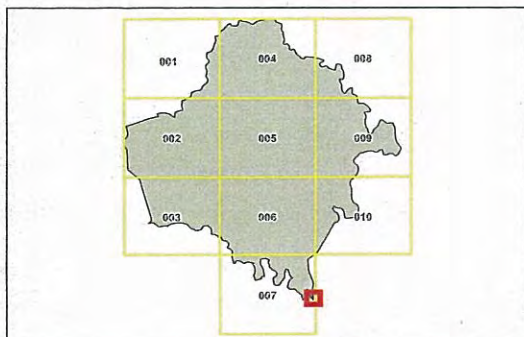
 Subject Land: Bedlam Point Wharf (Item 11) to be deleted

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

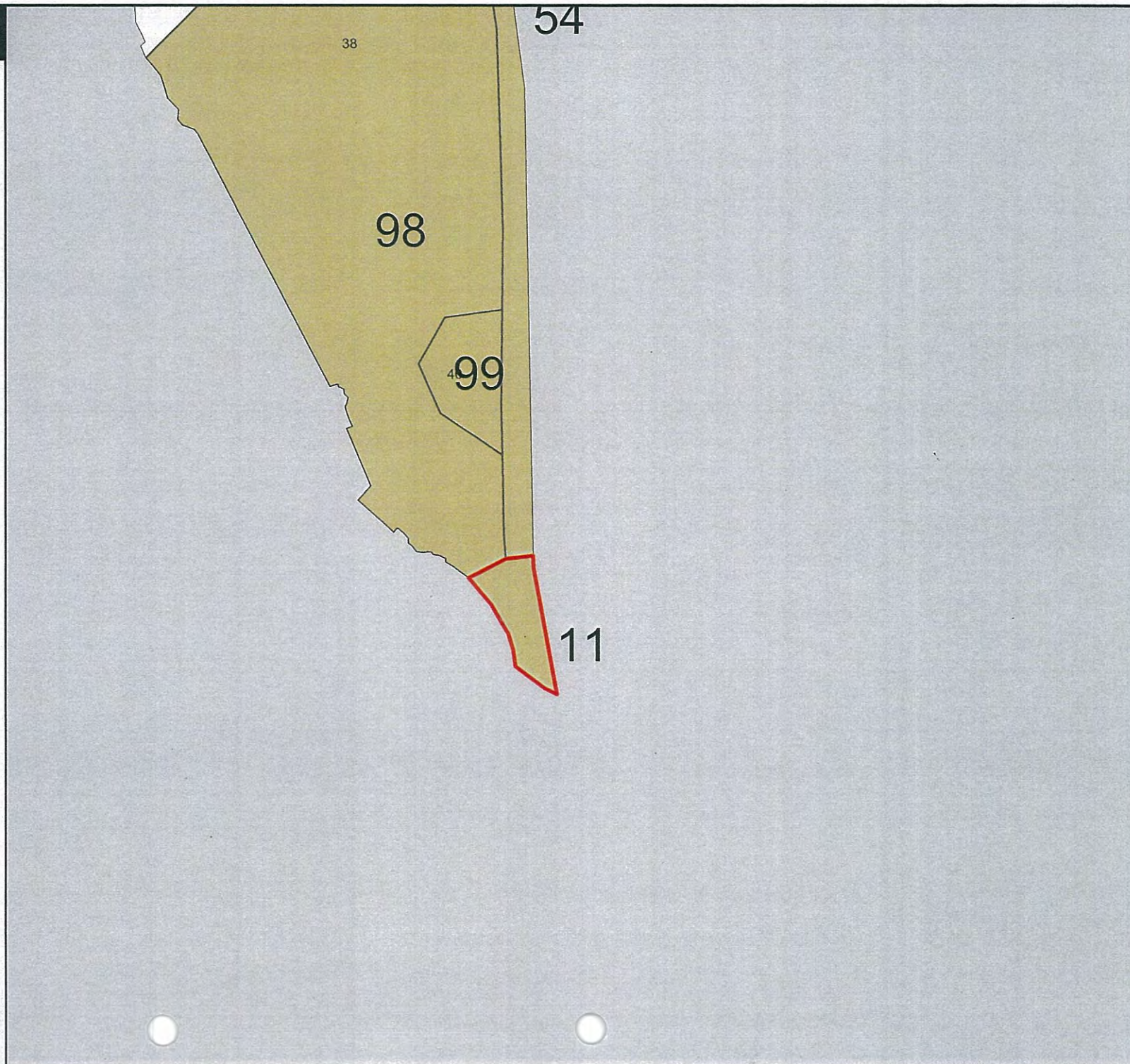
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

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metres
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ATTACHMENT 21D



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Heritage Map —

Proposed



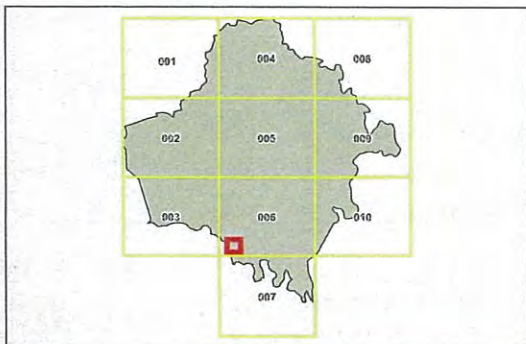
Subject Land:
Bennelong's Potential Grave Site - New Archaeological
Object - Watson St / Hordern Ave, Putney

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

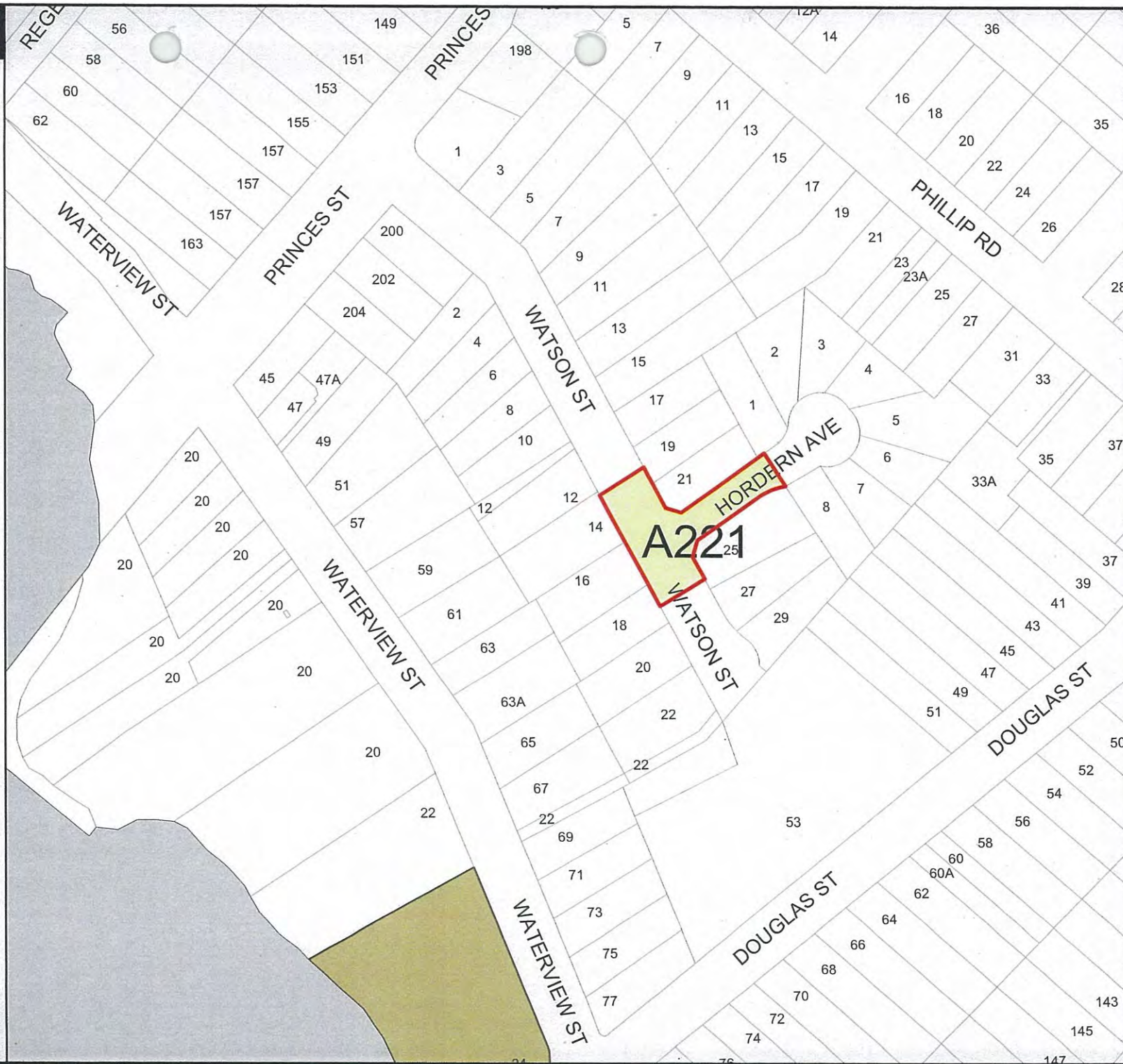
Cadastre

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Projection: GDA 1994
Zone 56

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ATTACHMENT 21D



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Heritage Map — Existing

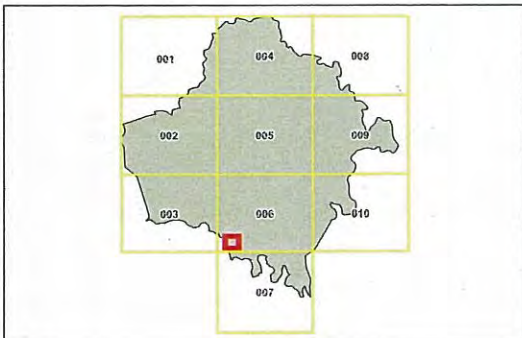
 Subject Land:
Bennelong's Potential Grave Site - New Archaeological
Object - Watson St / Hordern Ave, Putney

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

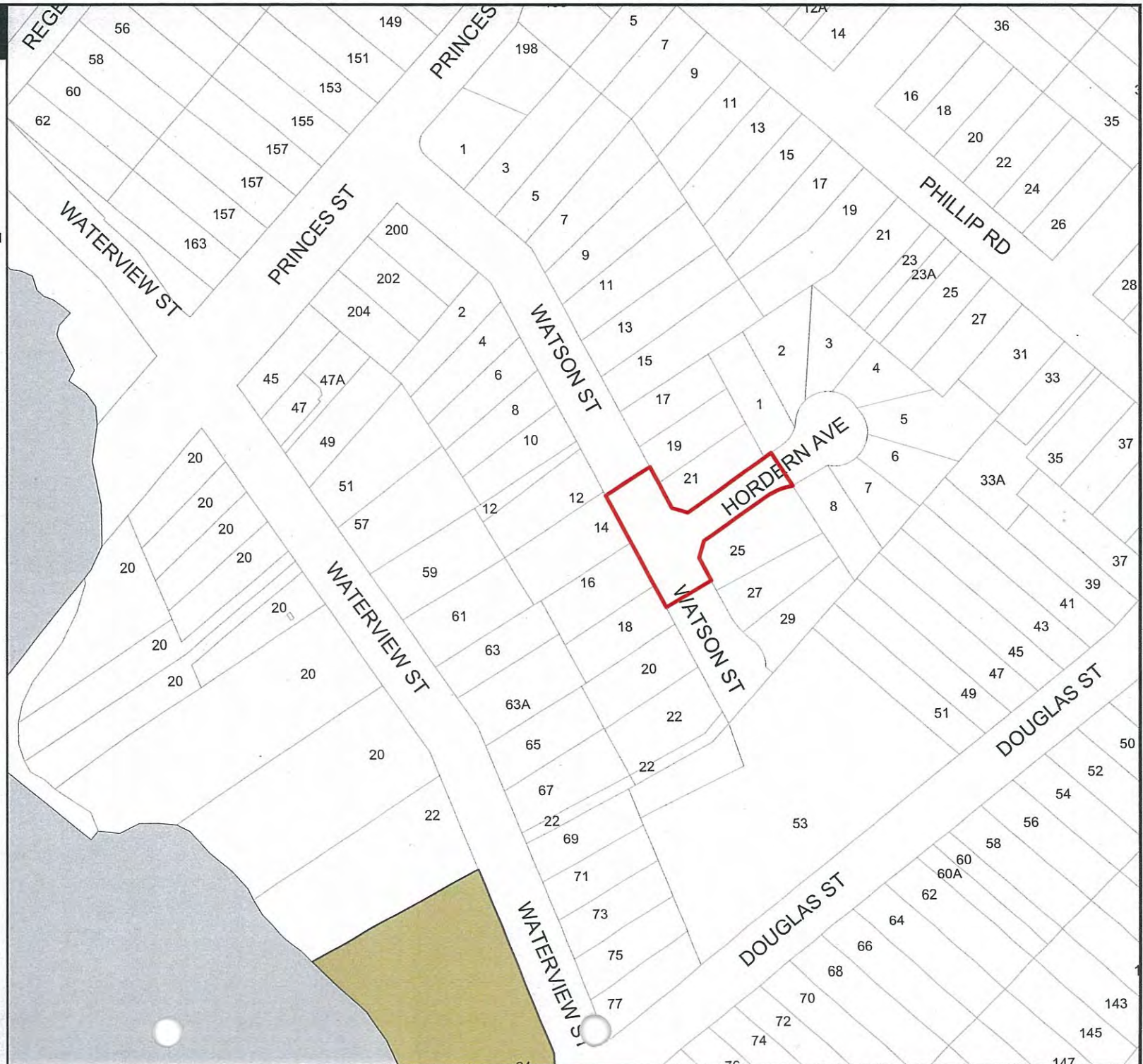
Cadastral

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Zone 56

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metres
1 : 2000 @ A4



ATTACHMENT 22A



**Ryde Local
Environmental
Plan (Housekeeping)
Amendment 2013**

(3) Land uses in Zone B7

The objectives for development in Zone B7 Business Park are as follows:

- (a) to provide for the daily convenience needs of employees and visitors,
 - (b) to ensure that development supports the needs of businesses and organisations in the area.
- (4) Despite any other provision of this Plan, development consent must not be granted for the erection of a building on land in Zone B7 Business Park in the Macquarie Park Corridor for the purposes of a function centre, neighbourhood shop, registered club or restaurant or cafe unless the total floor space of the building:
- (a) will not exceed 500 square metres for each individual land use or an area equivalent to 5% of the site area for each individual land use, whichever is the greater, in relation to that land, and
 - (b) will be located on the ground floor level.

(5) Serviced apartments in Zone B3 Commercial Core

Despite any other provision of this Plan, the consent authority must not consent to the carrying out of development on land in Zone B3 Commercial Core in the Macquarie Park Corridor for the purpose of serviced apartments unless:

- (a) the development comprises at least 2 serviced apartments, and all serviced apartments are on the same lot (that is, not on separate strata or other titles),

ATTACHMENT 23A



Ryde Local Environmental Plan (Housekeeping) Amendment 2013

4.6

Exceptions to development standards

- (1) The objectives of this clause are as follows:
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4,
 - (ca) clause 4.3, to the extent that it applies to the land identified as “Town Core” on the Ryde Town Centre Precincts Map.

(cb) clause 4.1A Dual occupancy (attached) subdivision, to the extent that it applies to the Torrens title subdivision of a dual occupancy (attached) development