

ATTACHMENT 1A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Proposed

Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

Zone

B1	Neighbourhood Centre
B2	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

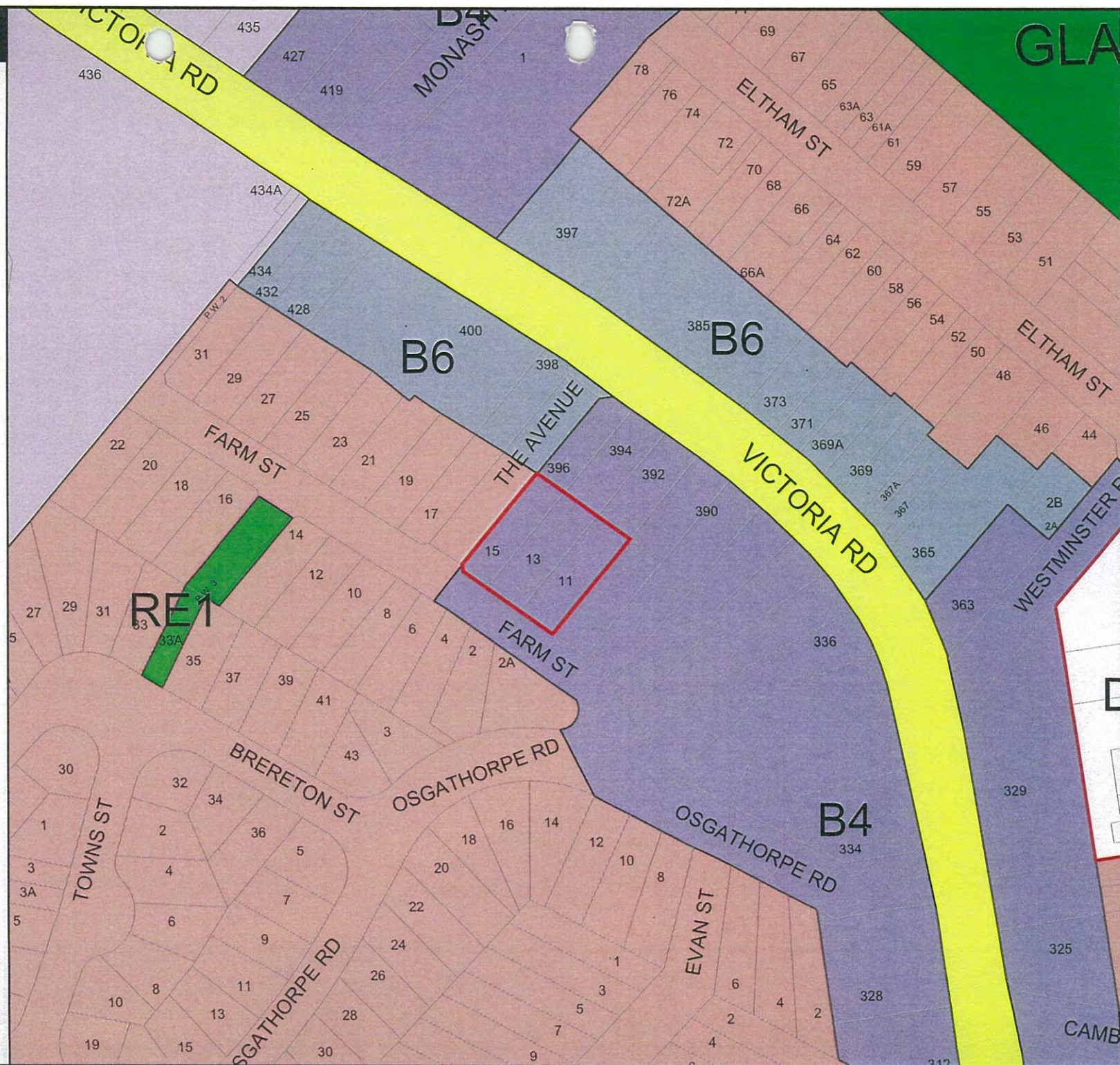
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 1A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Current

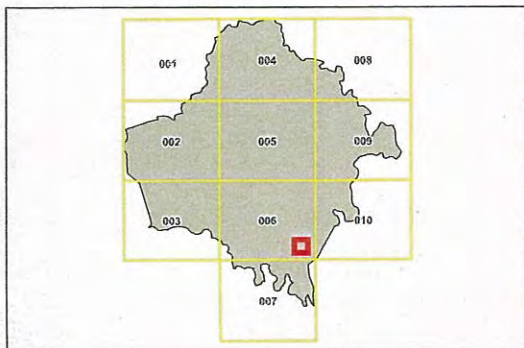
Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

Zone

B1	Neighbourhood Centre
B2	Commercial Core
B4	Mixed Use
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R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

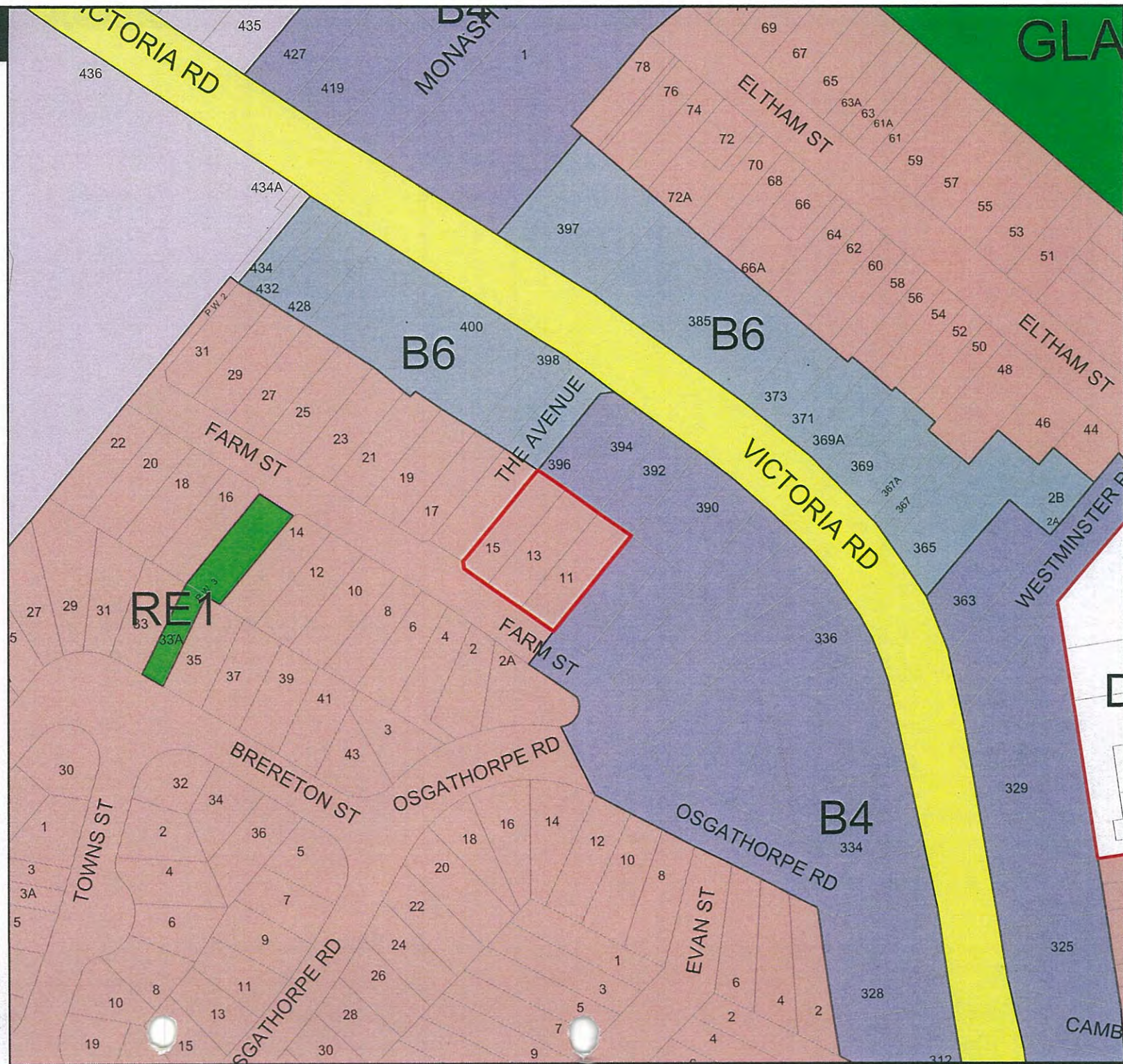
Cadastral

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 1B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Proposed

Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

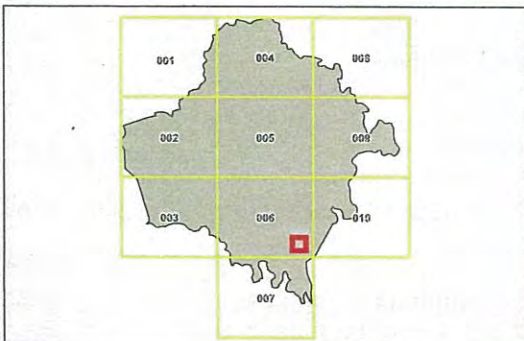
Maximum Floor Space Ratio (n:1)

A1	0.3	O1	1.3	V1	3
A2	0.33	O2	1.39	V2	3.2
B	0.5	S1	1.5	V3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Z	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				

Refer to Clause 4.4(2A)

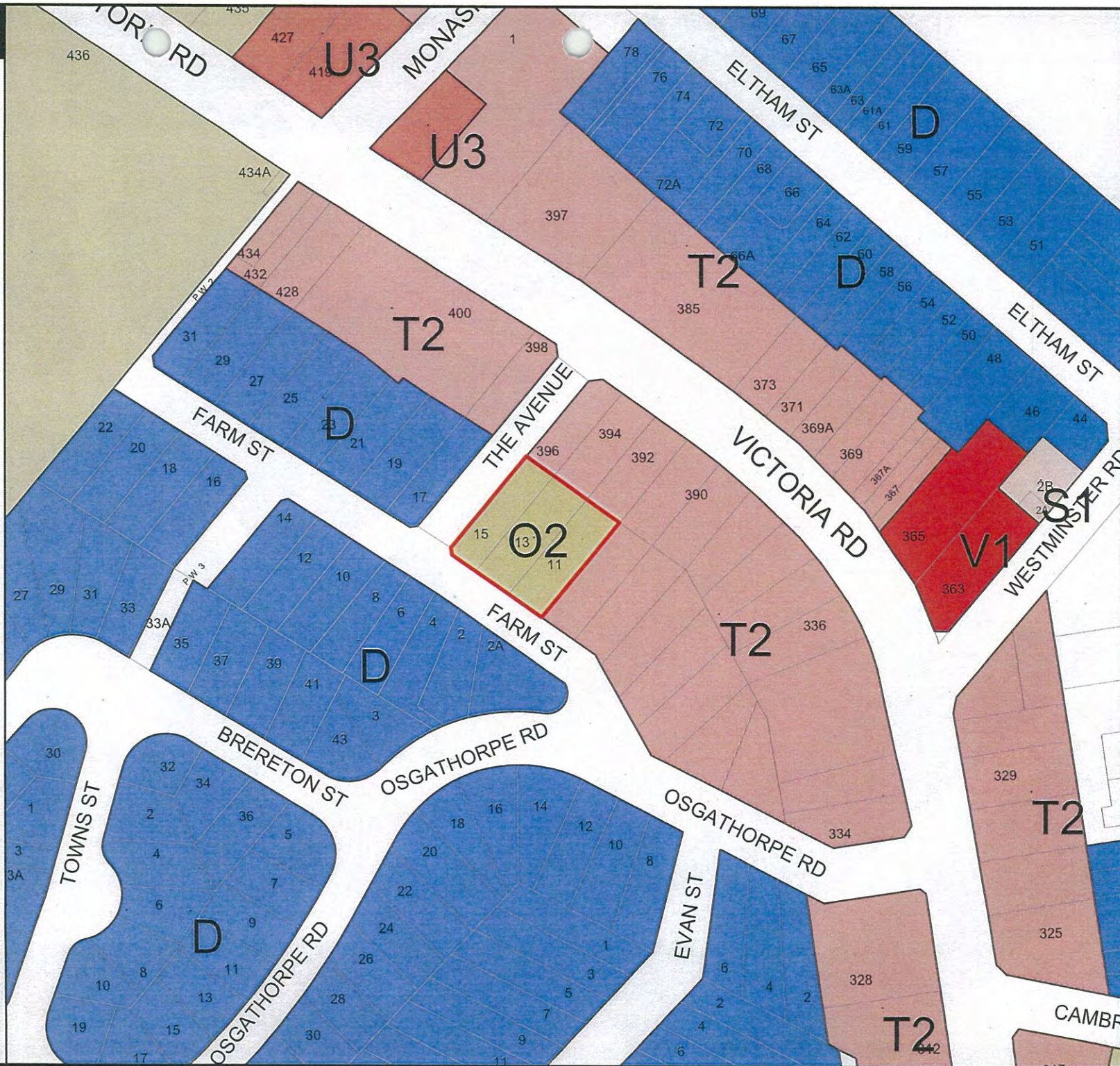
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 1B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Current



Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

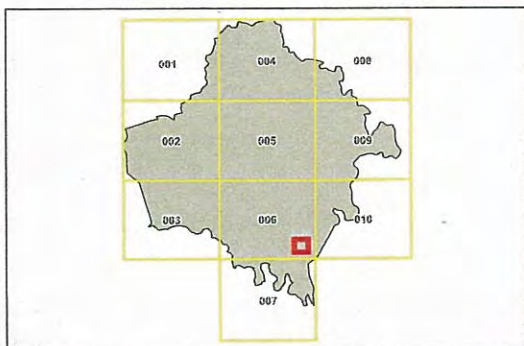
Maximum Floor Space Ratio (n:1)

A1	0.3	O1	1.3	U1	3
A2	0.33	O2	1.39	U2	3.2
D	0.5	S1	1.5	U3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Z	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				

Refer to Clause 4.4(2A)

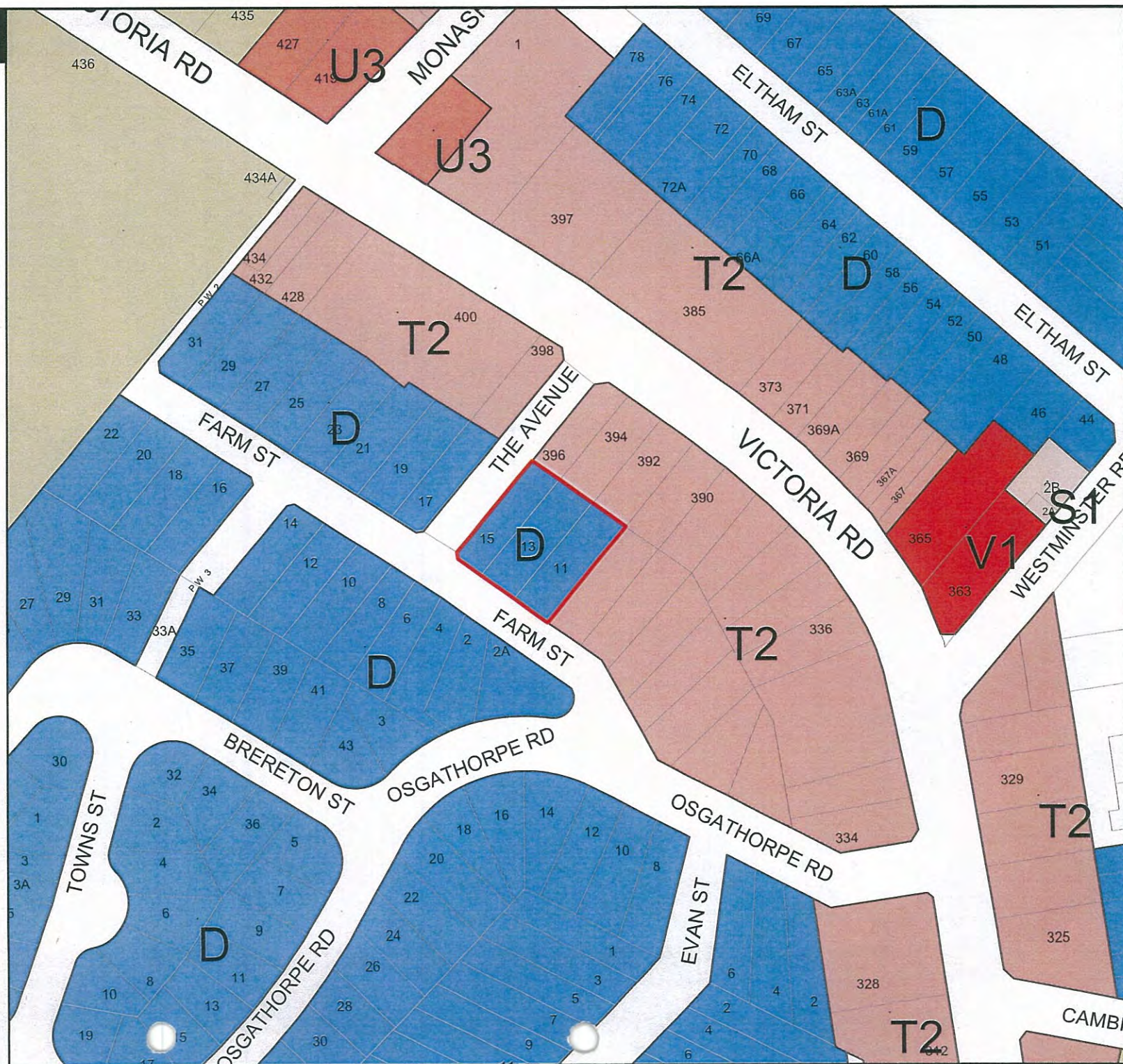
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City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 1C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Height of Buildings Map — Proposed

Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

Maximum Building Height (m)

J	9.5	P	18.5	U3	33
K	10	Q	19	U4	33.5
L	11.5	R1	21.5	V	37
M1	12	R2	22	W	44.5
M2	12.5	S1	23	X	45
N1	13	S2	24	AA1	57
N2	14	T1	26	AA2	69
O1	15	T2	27.5	AB1	75
O2	15.5	U1	30	AB2	92
O3	16	U2	30.5		99

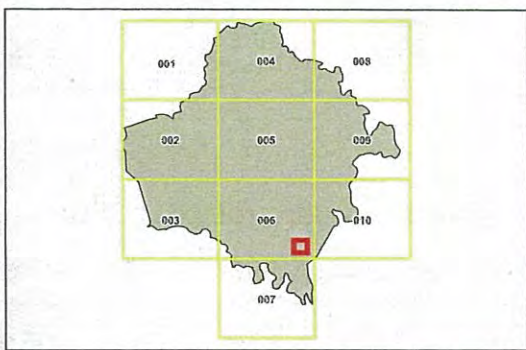
Maximum Building Height (RL (m))

7	33
14.6	39
18	47.75
24	91
25	105

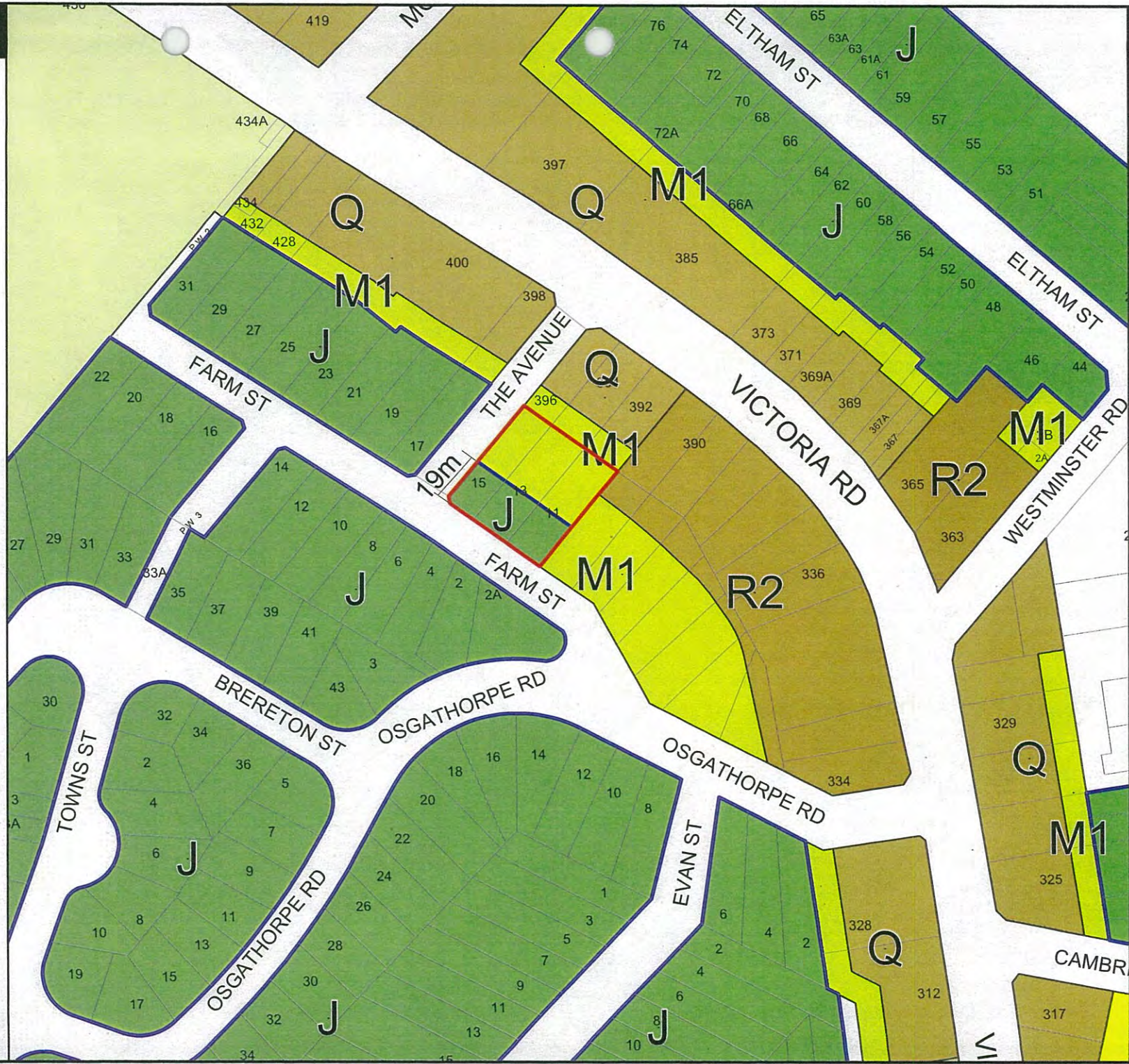
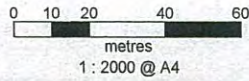
Refer to Clause 4.3(2C)
 Refer to Clause 4.3(2A)

Cadastral

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56



ATTACHMENT 1C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Height of Buildings Map — Current



Subject Land:
11-15 Farm St, Gladesville
(Lots 34, 35, 36 DP 11022)

Maximum Building Height (m)

J	9.5	P	18.5	U3	33
K	10	Q	19	U4	33.5
L	11.5	R1	21.5	V	37
M1	12	R2	22	W	44.5
M2	12.5	S1	23	X	45
N1	13	S2	24	Y	57
N2	14	T1	26	AA1	69
O1	15	T2	27.5	AA2	75
O2	15.5	U1	30	AB1	92
O3	16	U2	30.5	AB2	99

Maximum Building Height (RL (m))

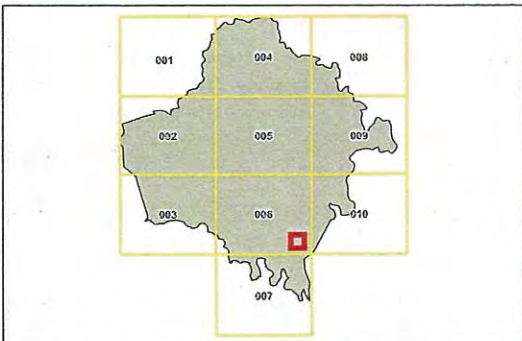
7	33
14.6	39
18	47.75
24	91
25	105

Refer to Clause 4.3(2C)

Refer to Clause 4.3(2A)

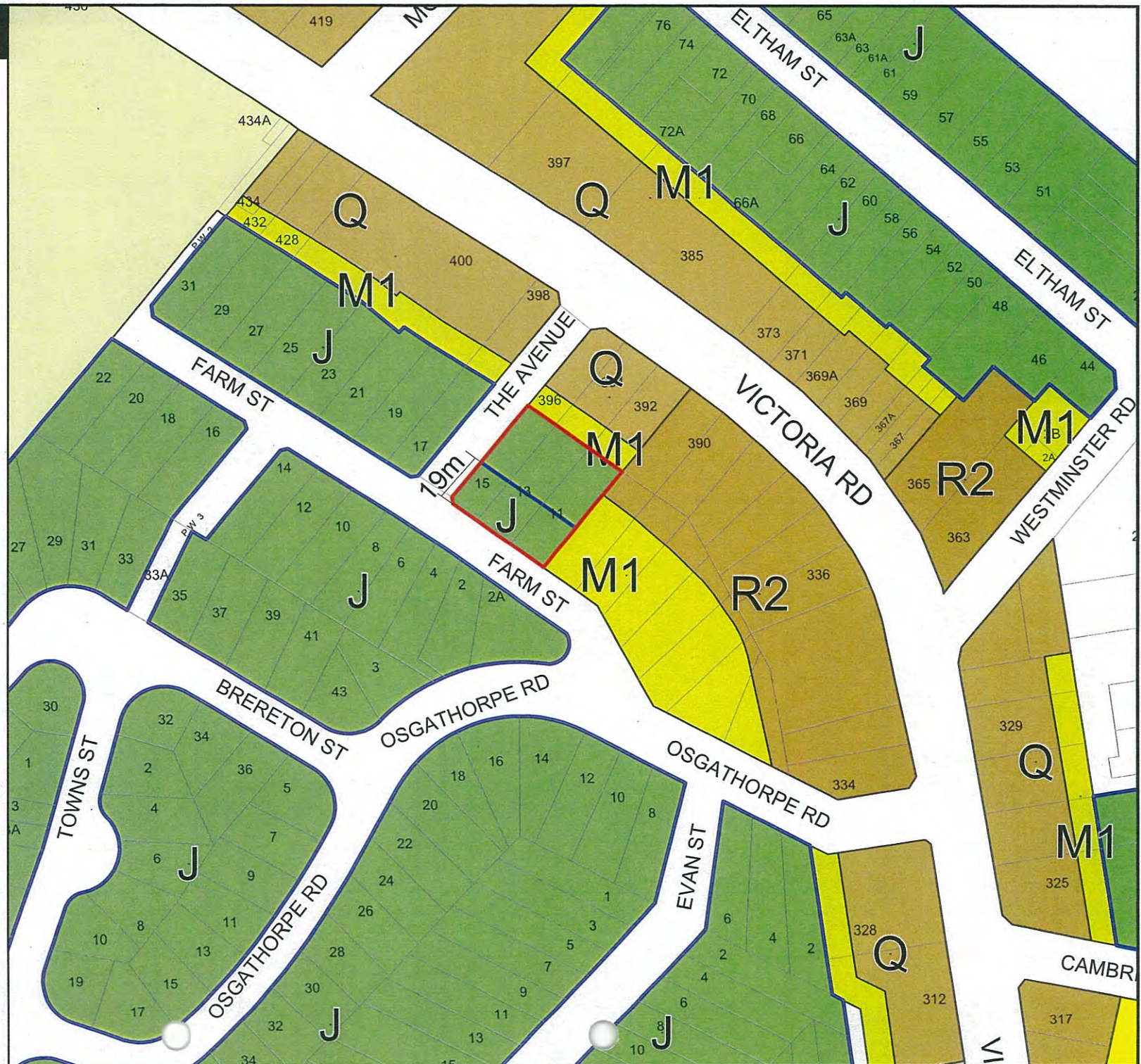
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Proposed



Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

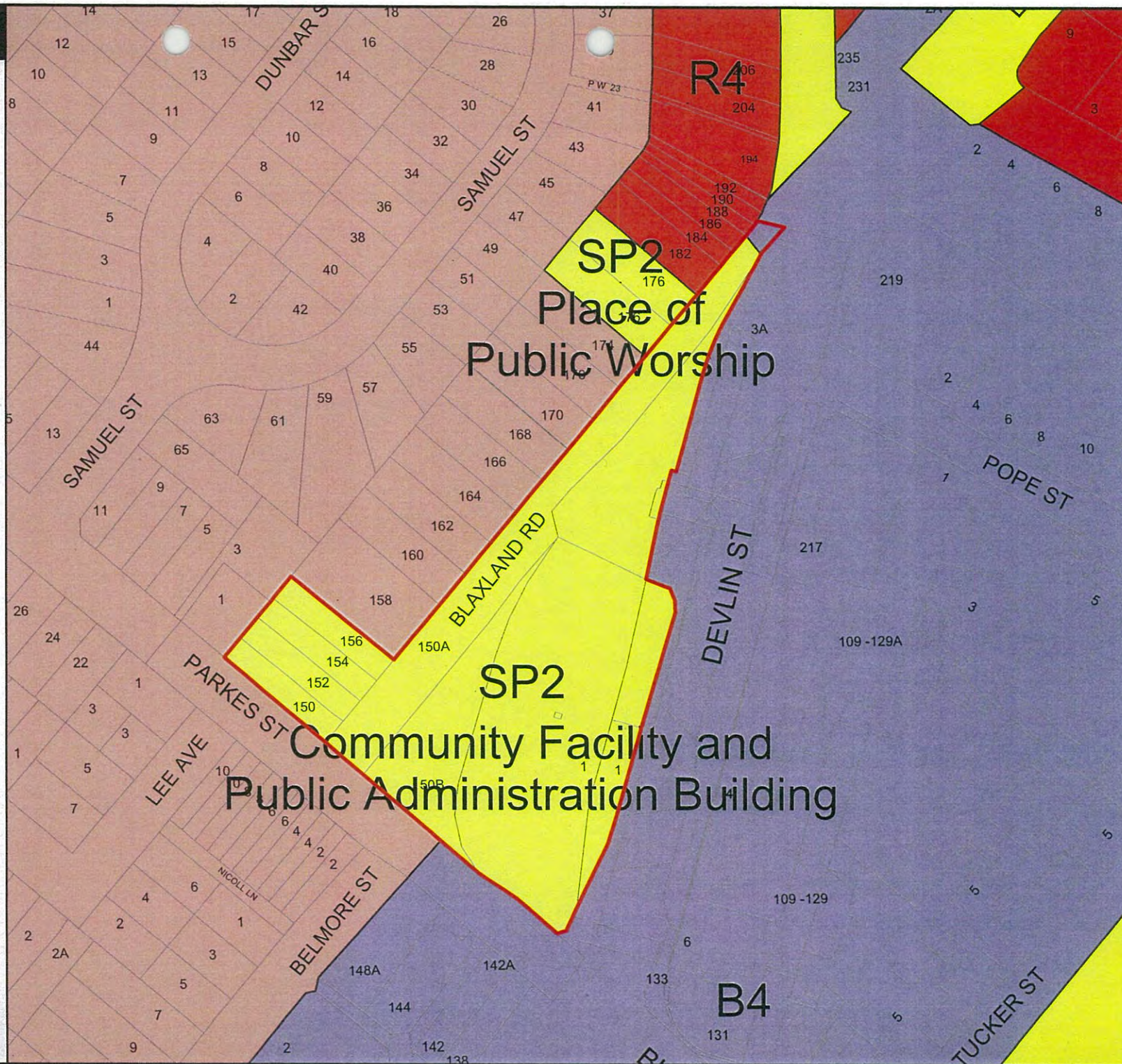
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1: 2000 @ A4



ATTACHMENT 2A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Existing

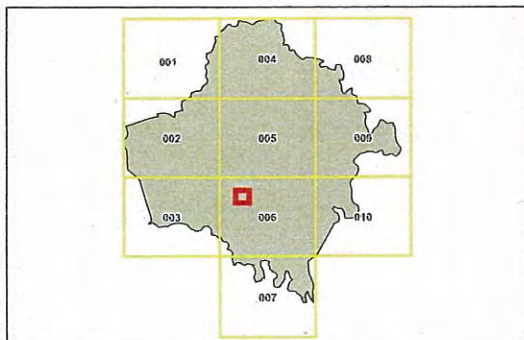
Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN3A	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

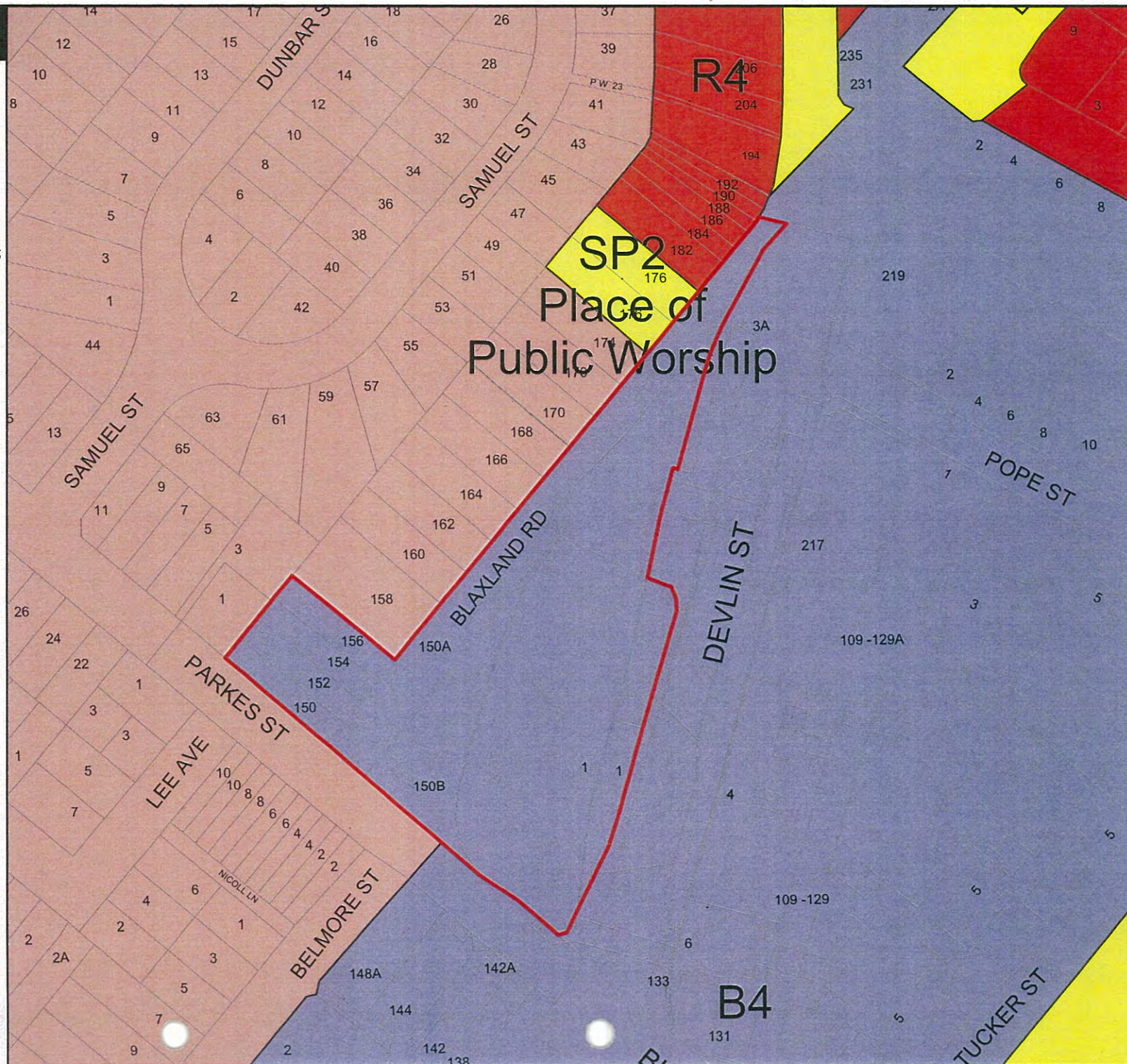
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2B

Ryde Local Environmental Plan (Housekeeping Amendment) 2013



Height of Buildings Map — Proposed

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Maximum Building Height (m)

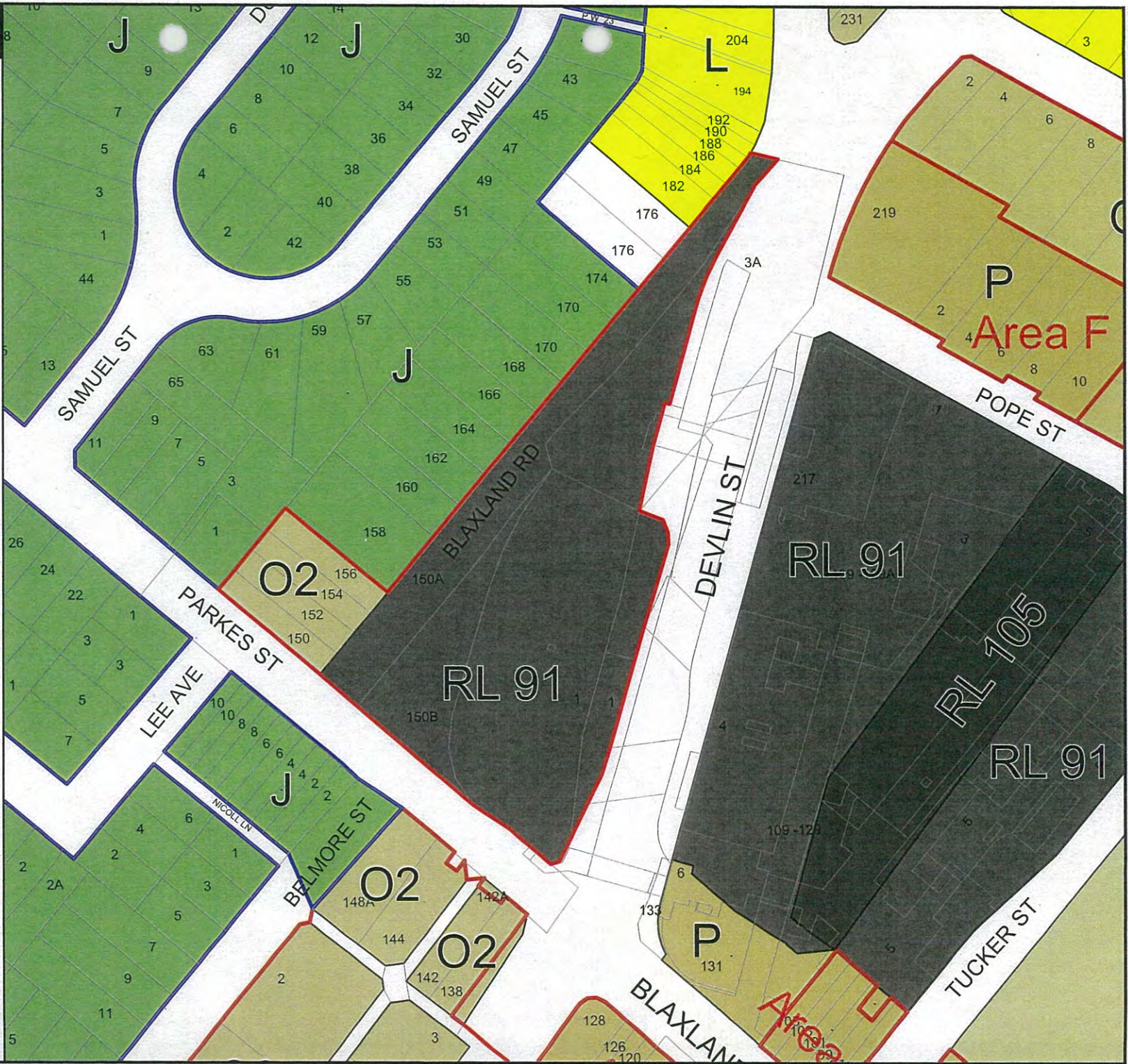
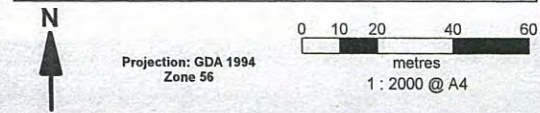
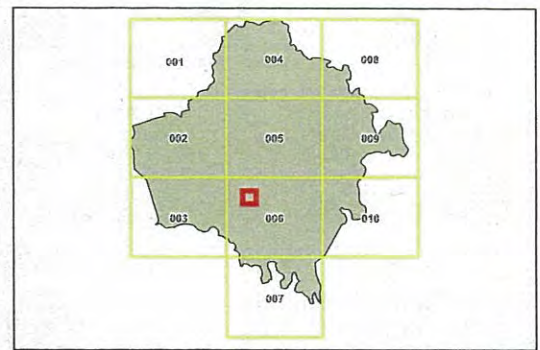
J	9.5	P	18.5	U3	33
K	10	Q	19	U4	33.5
L	11.5	R1	21.5	V	37
M1	12	R2	22	W	44.5
M2	12.5	S1	23	X	45
N1	13	S2	24	Y	57
N2	14	T1	26	AA1	69
O1	15	T2	27.5	AA2	75
O2	15.5	U1	30	AB1	92
O3	16	U2	30.5	AB2	99

Maximum Building Height (RL (m))

7	33
14.6	39
18	47.75
24	91
25	105

Refer to Clause 4.3(2C)
Refer to Clause 4.3(2A)

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City of Ryde © 21/11/2013



ATTACHMENT 2B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Height of Buildings Map — Existing

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Maximum Building Height (m)

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K	10	Q	19	U4	33.5
L	11.5	R1	21.5	U5	37
M1	12	R2	22	U6	44.5
M2	12.5	S1	23	U7	45
N1	13	S2	24	U8	57
N2	14	T1	26	AA1	69
O1	15	T2	27.5	AA2	75
O2	15.5	U1	30	AB1	92
O3	16	U2	30.5	AB2	99

Maximum Building Height (RL (m))

7	33
14.6	39
18	47.75
24	91
25	105

Refer to Clause 4.3(2C)
 Refer to Clause 4.3(2A)

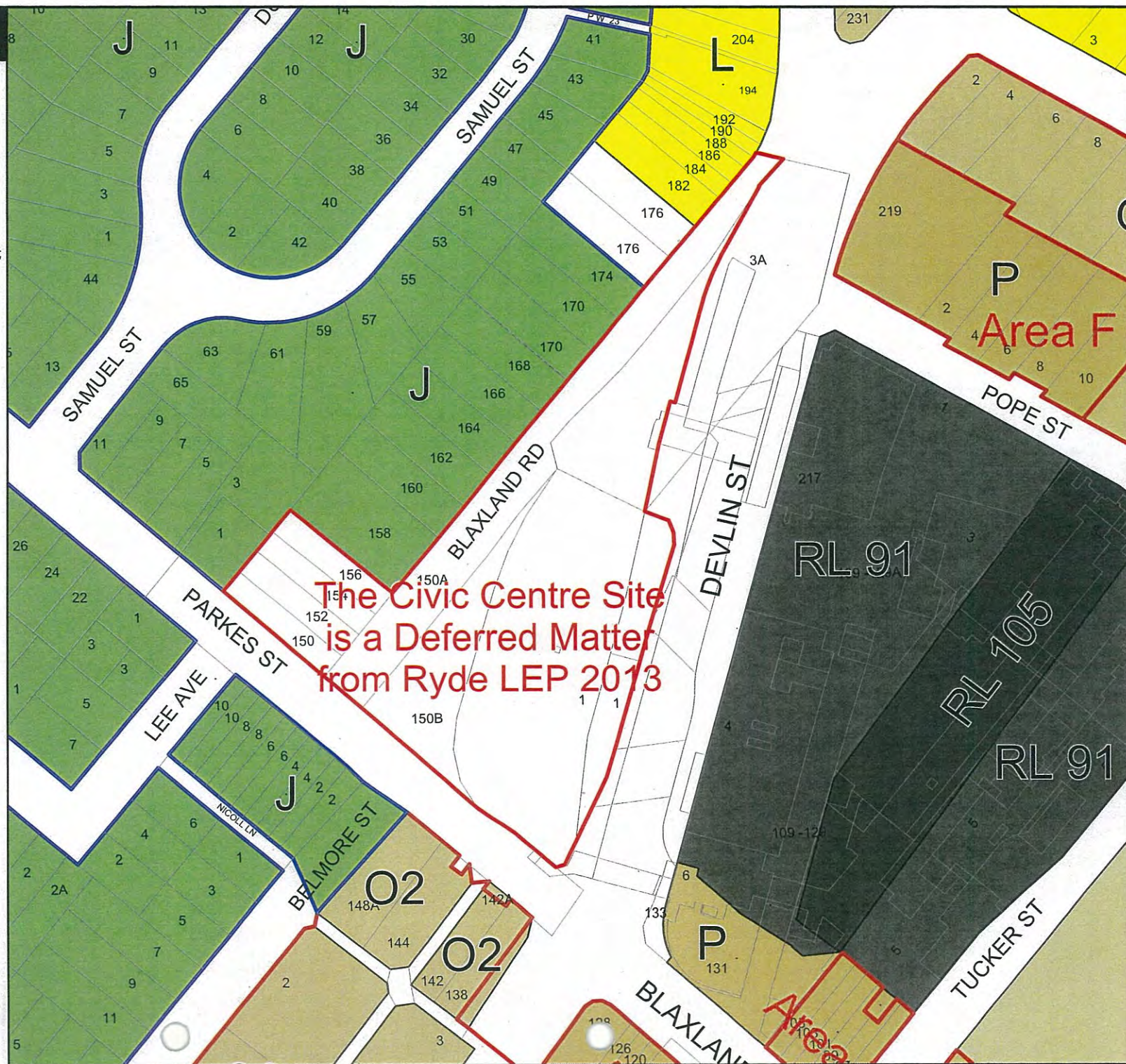
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Proposed

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Maximum Floor Space Ratio (n:1)

A1	0	O1	1.3	S2	3
A2	0.3	O2	1.39	S2	3.2
A3	0.33	S1	1.5	S2	3.3
D	0.5	T1	2	S2	3.5
G	0.65	T2	2.2	S2	4.3
J	0.8	T3	2.3	S2	4.37
K	0.88	U1	2.5	S2	5
N	1	U2	2.6		
O1	1.1	U3	2.7		
O2	1.15	U4	2.9		
P1	1.2				
P2	1.25				

Refer to Clause 4.4(2A)

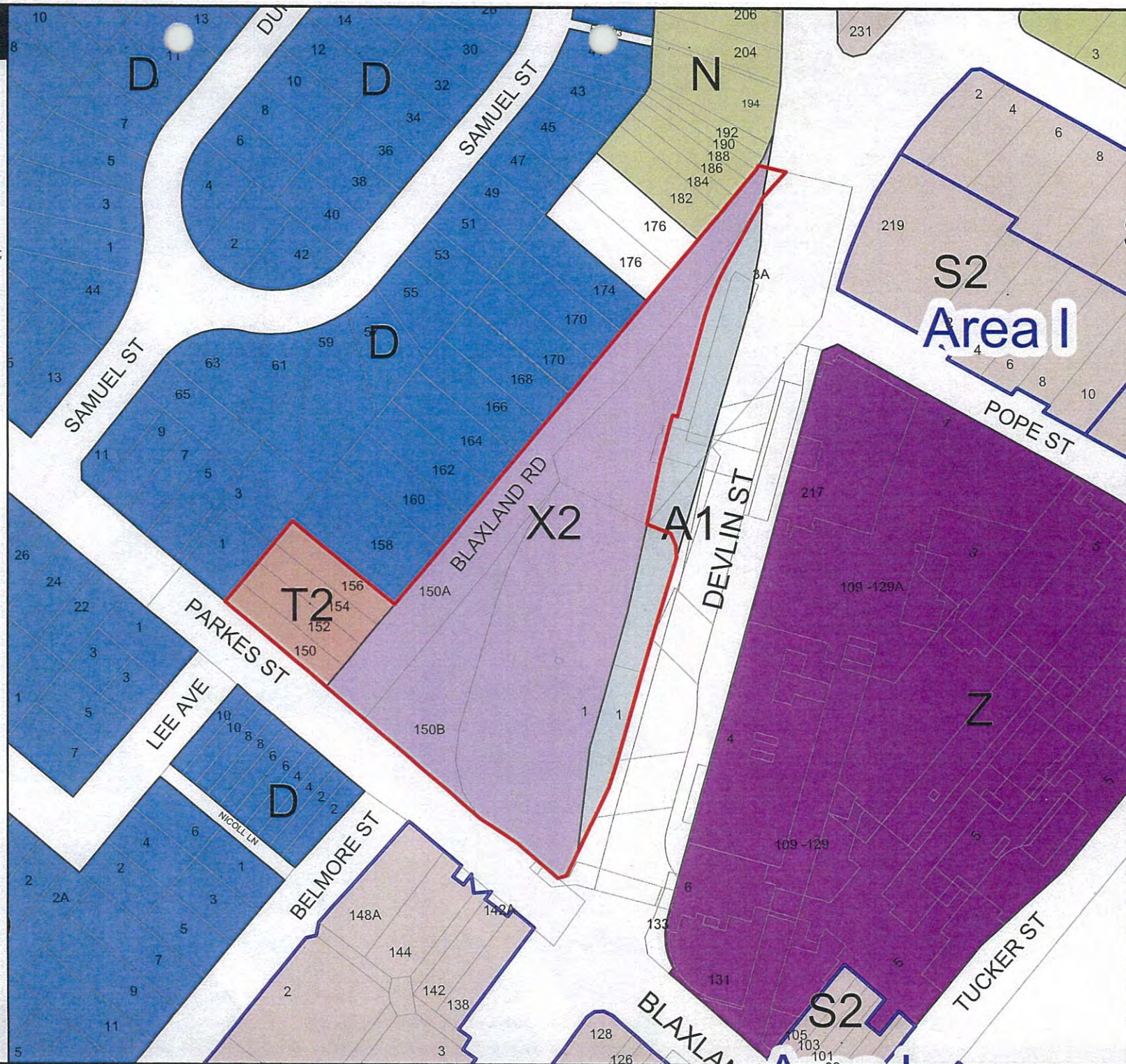
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Existing

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Maximum Floor Space Ratio (n:1)

A1	0	O1	1.3	V1	3
A2	0.3	O2	1.39	V2	3.2
A3	0.33	S1	1.5	V3	3.3
D	0.5	S2	1.8	W	3.5
G	0.65	T1	2	X1	4.3
J	0.8	T2	2.2	X2	4.37
K	0.88	T3	2.3	Y	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				

Refer to Clause 4.4(2A)

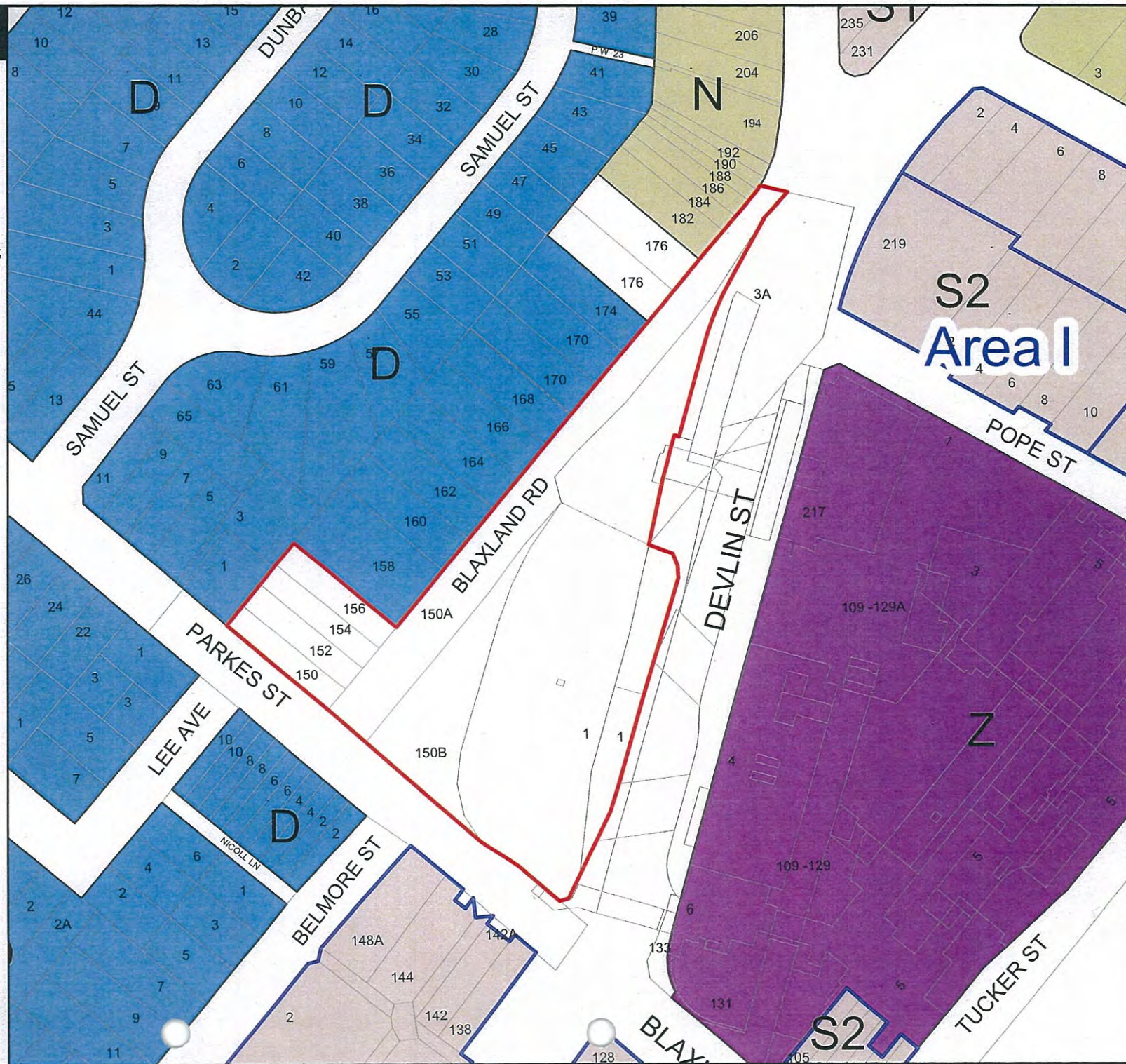
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2D



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Ryde Town Centre Map — Proposed

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Centre

- 1 Ryde Civic
- 2 Town Core
- 3 Main Street
- 4 Residential
- 5 Heritage
- 6 Commercial Edge North
- 7 Commercial Edge West
- 8 Commercial Edge East
- 9 Ryde Park
- 10 Low Density Fringe
- 11 Ryde Public School
- 12 Commercial Edge South

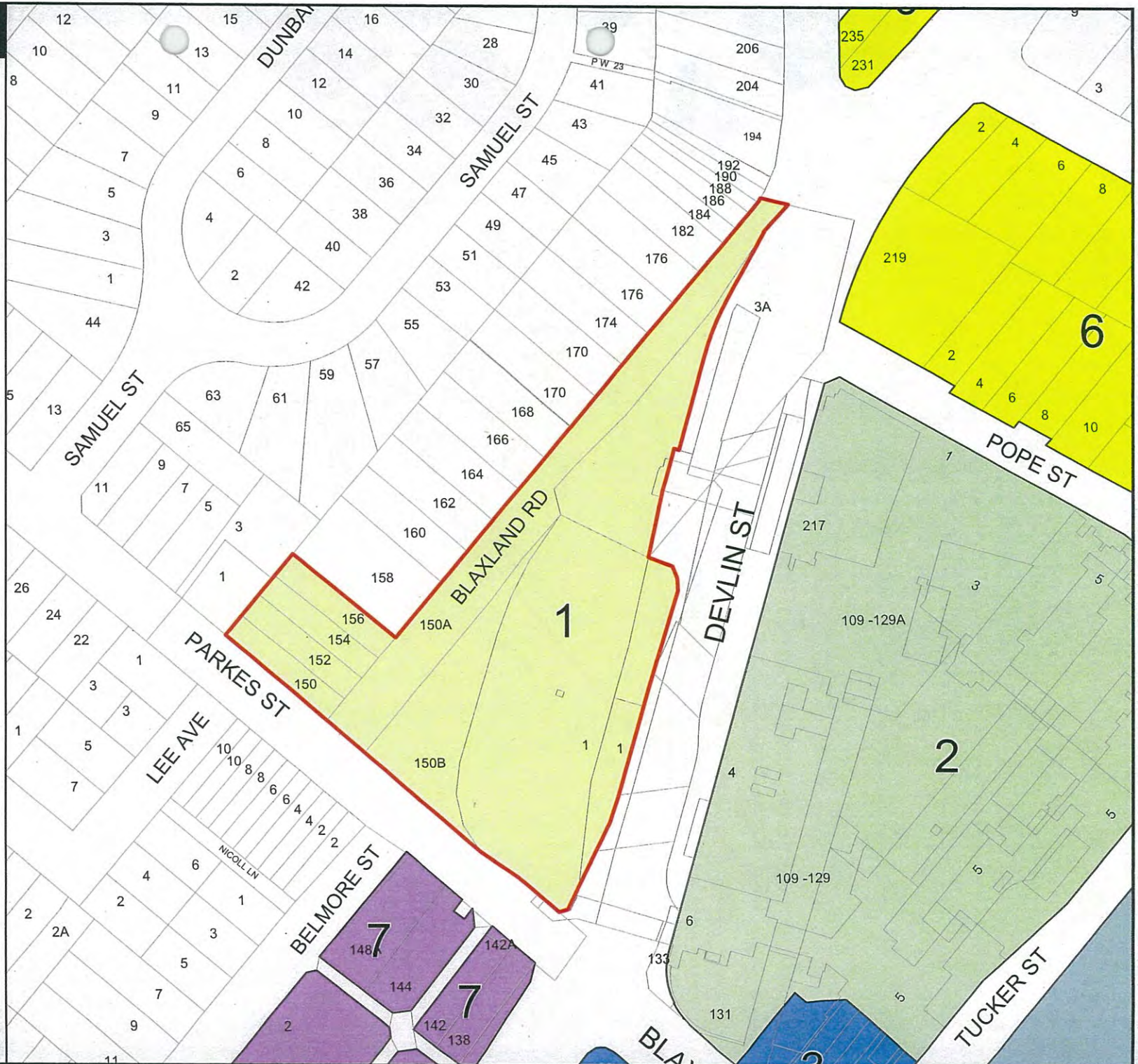
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 2D



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Ryde Town Centre Map — Existing

Subject Land: Ryde Civic Precinct,
1-1A Devlin St, 150-156 Blaxland Rd, Blaxland Rd
(Lots 10, 11, 12 DP 1110978; Lots 50, 53 DP 1157410;
Lots Q, R, S, T DP 443304; Lots 1, 2 DP 1170801)

Centre

- | | |
|----|-----------------------|
| 1 | Civic / Mixed Use |
| 2 | Town Core |
| 3 | Main Street |
| 4 | Residential |
| 5 | Heritage |
| 6 | Commercial Edge North |
| 7 | Commercial Edge West |
| 8 | Commercial Edge East |
| 9 | Ryde Park |
| 10 | Low Density Fringe |
| 11 | Ryde Public School |
| 12 | Commercial Edge South |

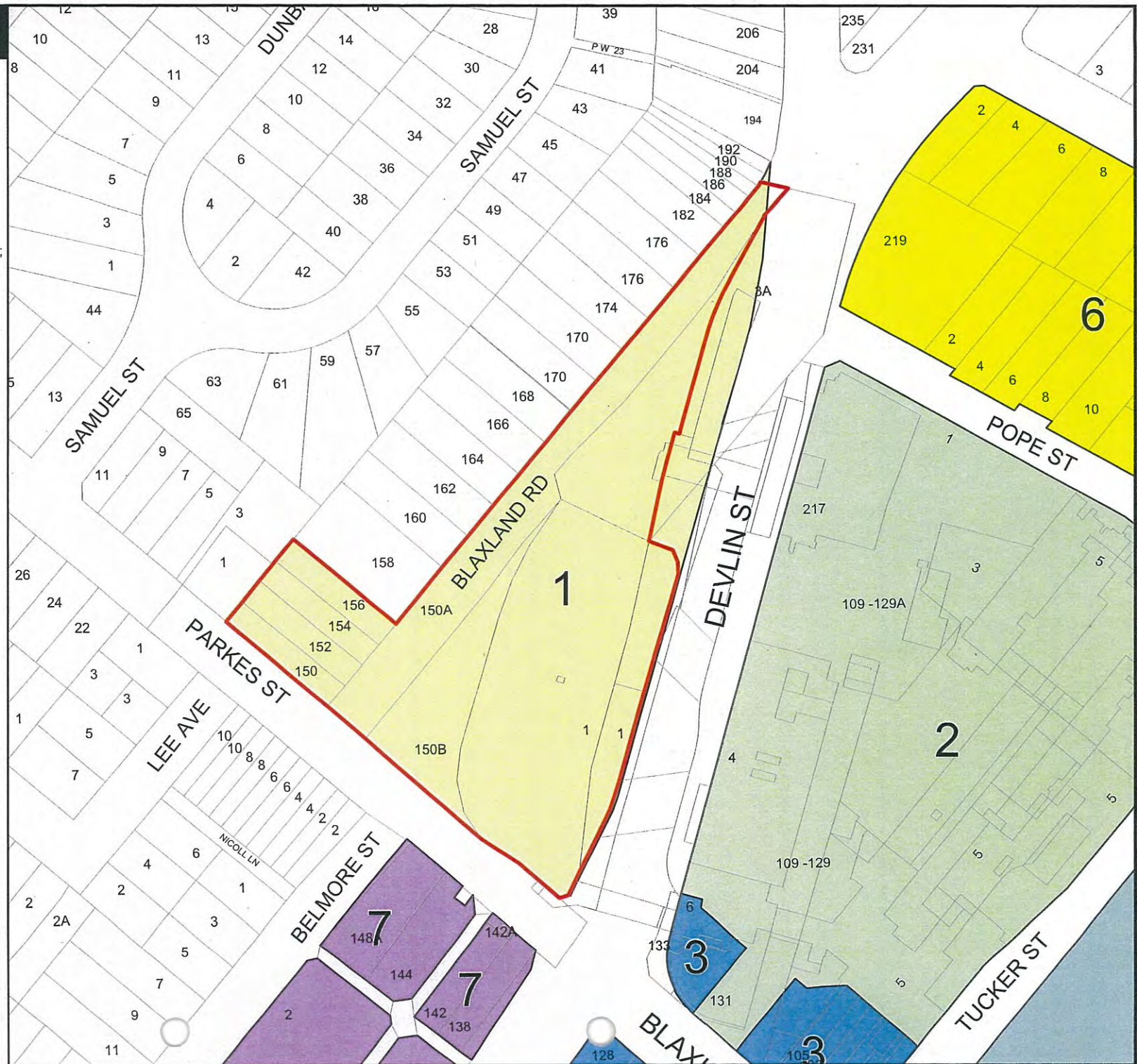
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 3A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Proposed

 Subject Land:
391 Blaxland Rd, Ryde (Lot B DP 323335)

Zone

B1	Neighbourhood Centre
B2	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4.



ATTACHMENT 3A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Existing

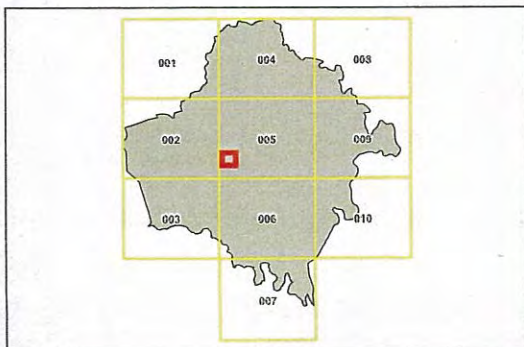
Subject Land:
391 Blaxland Rd, Ryde (Lot B DP 323335)

Zone

B1	Neighbourhood Centre
B2	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

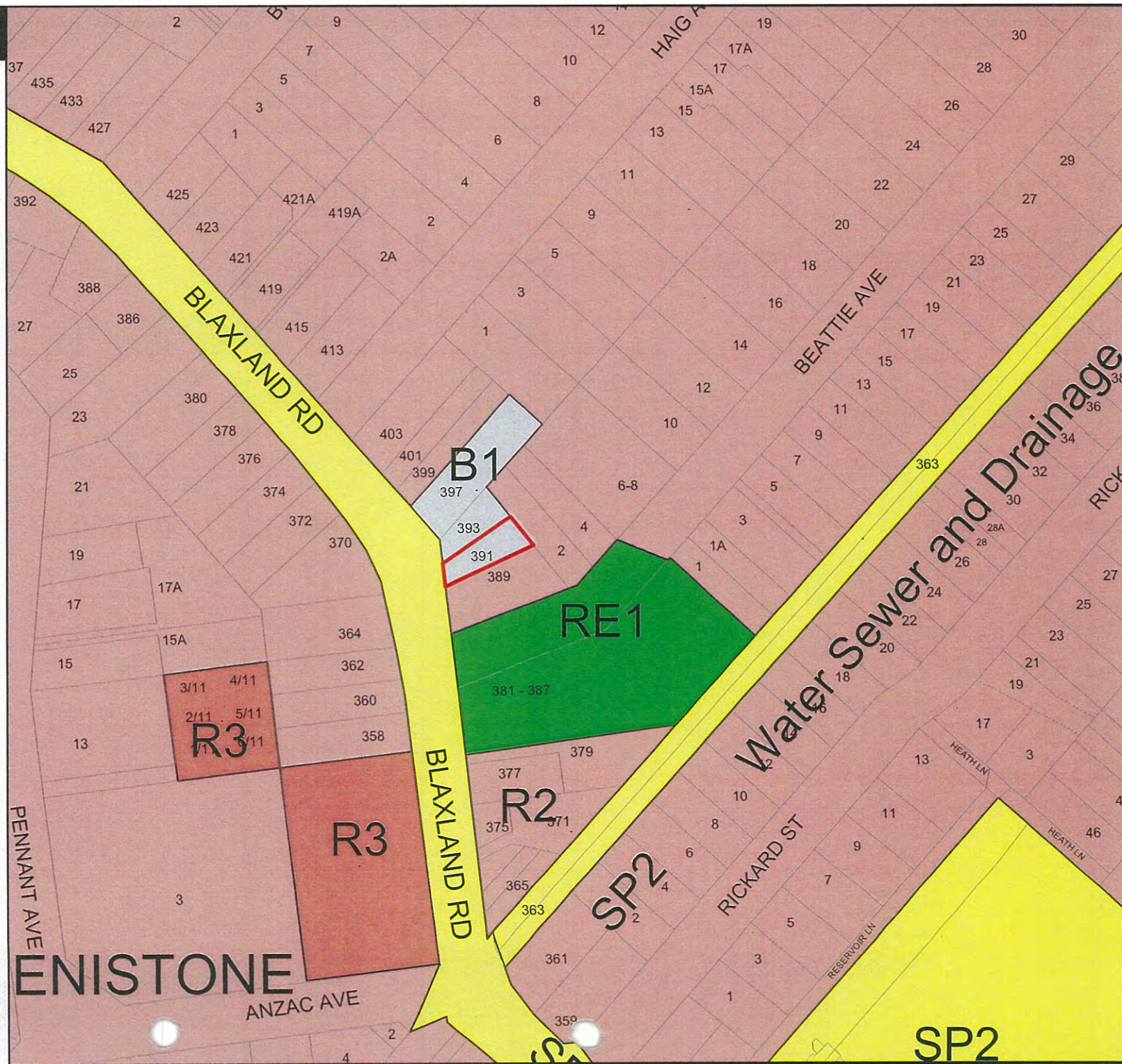
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 3B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Proposed



Subject Land:
391 Blaxland Rd, Ryde
(Lot B DP 323335)

Maximum Floor Space Ratio (n:1)

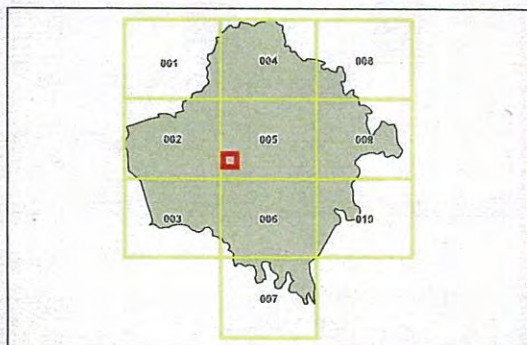
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A2	0.33	O2	1.39	V2	3.2
B	0.5	S1	1.5	V3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Y	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				



Refer to Clause 4.4(2A)

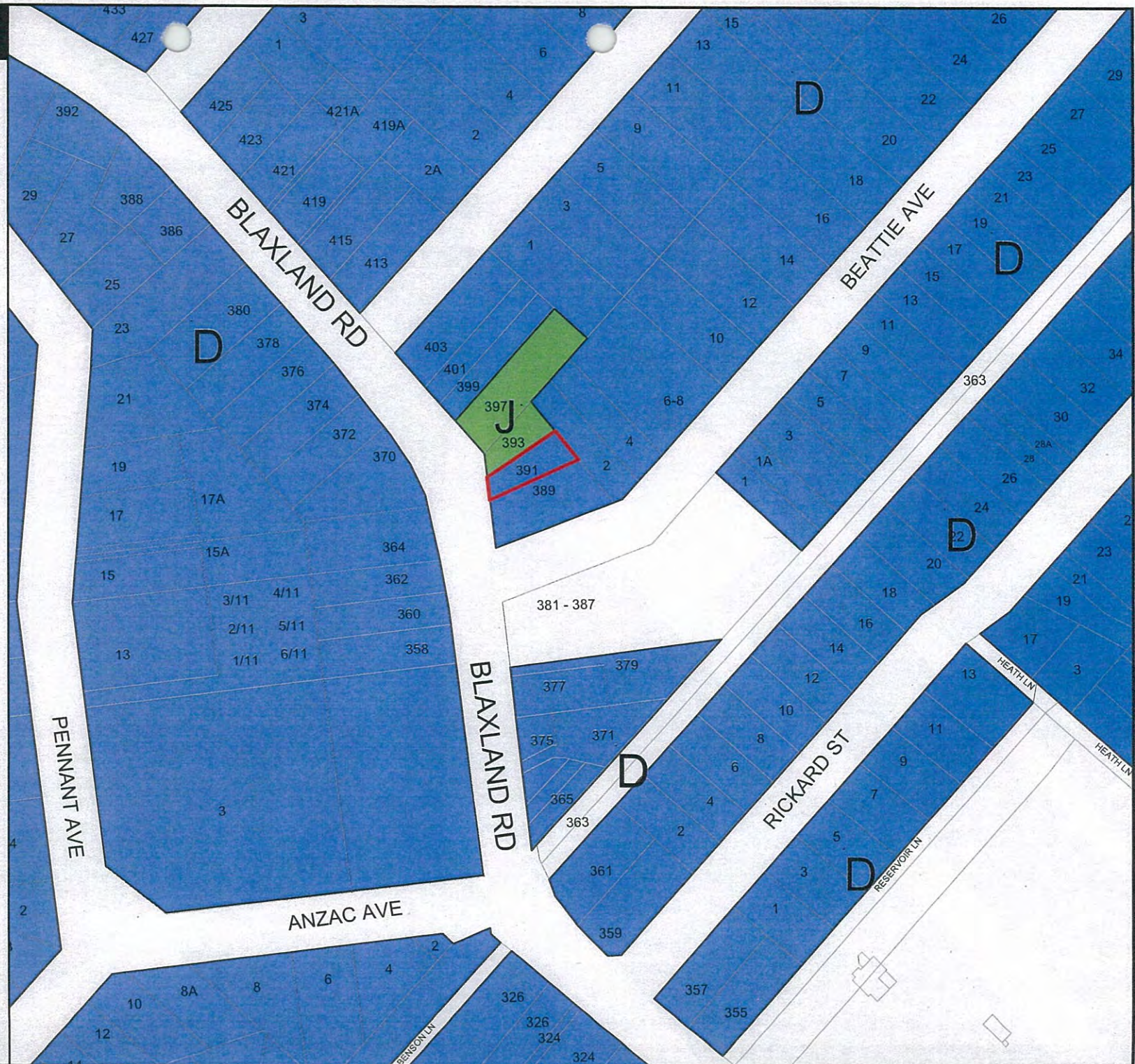
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1:2000 @ A4



ATTACHMENT 3B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Existing



Subject Land:
391 Blaxland Rd, Ryde
(Lot B DP 323335)

Maximum Floor Space Ratio (n:1)

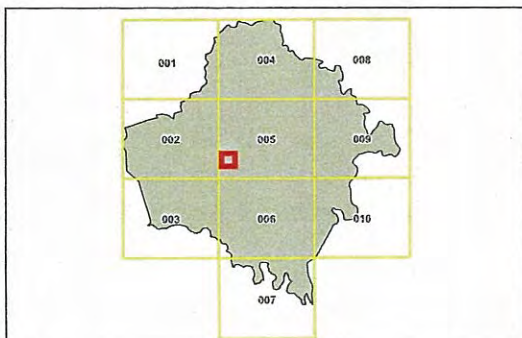
A1	0.3	O1	1.3	V1	3
A2	0.33	O2	1.39	V2	3.2
D	0.5	S1	1.5	V3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Z	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				



Refer to Clause 4.4(2A)

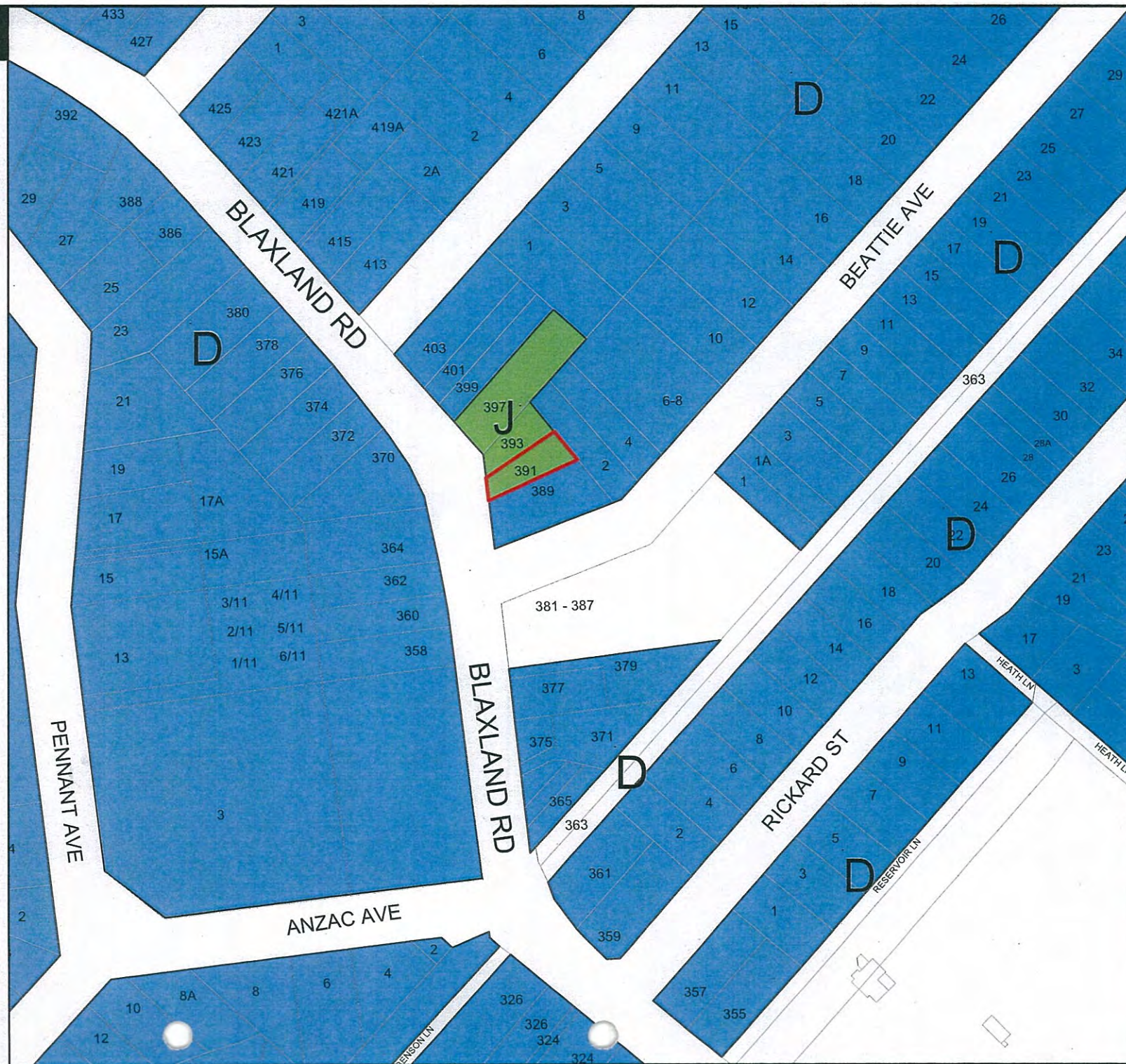
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 4A



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Proposed

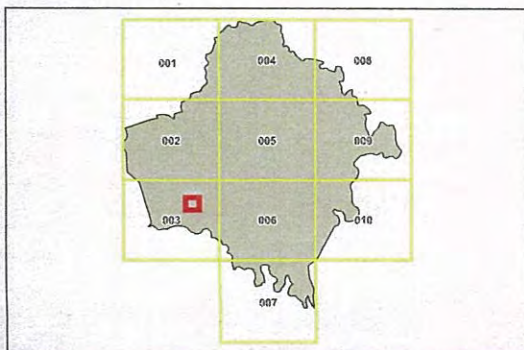
Subject Land:
2 Hughes St, West Ryde
(Lot 101 DP 1137635)

Zone

- B1 Neighbourhood Centre
- B2 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- IN2 Light Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

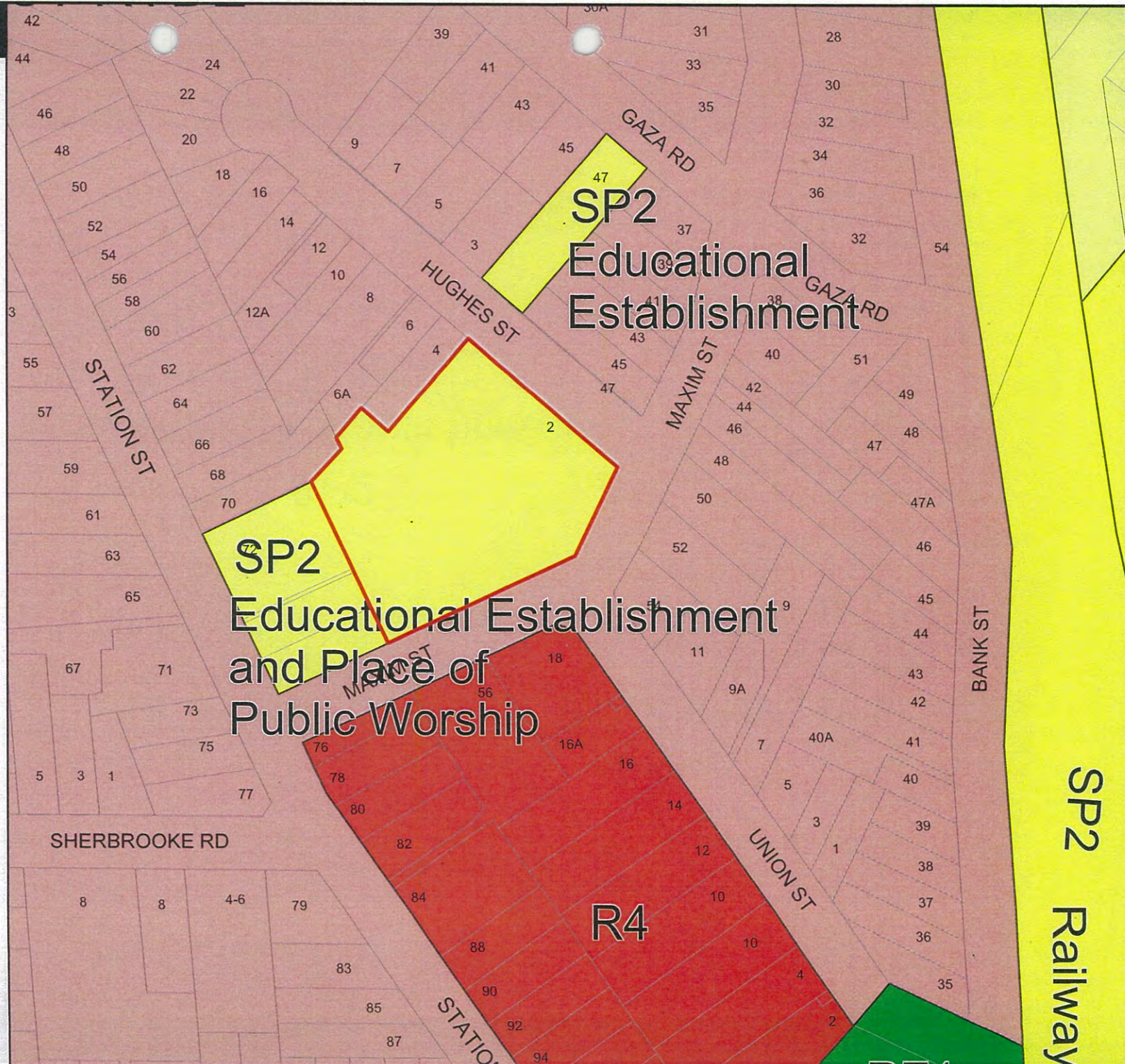
Cadastral

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 4A

Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Land Zoning Map — Existing

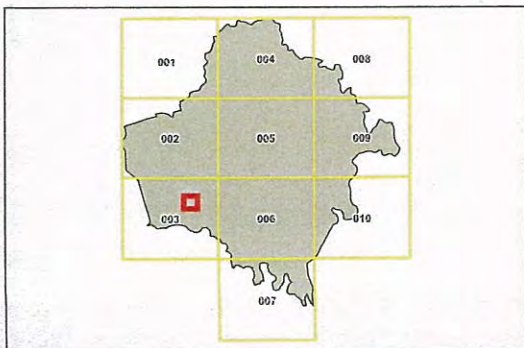
 Subject Land:
2 Hughes St, West Ryde
(Lot 101 DP 1137635)

Zone

B1	Neighbourhood Centre
B2	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

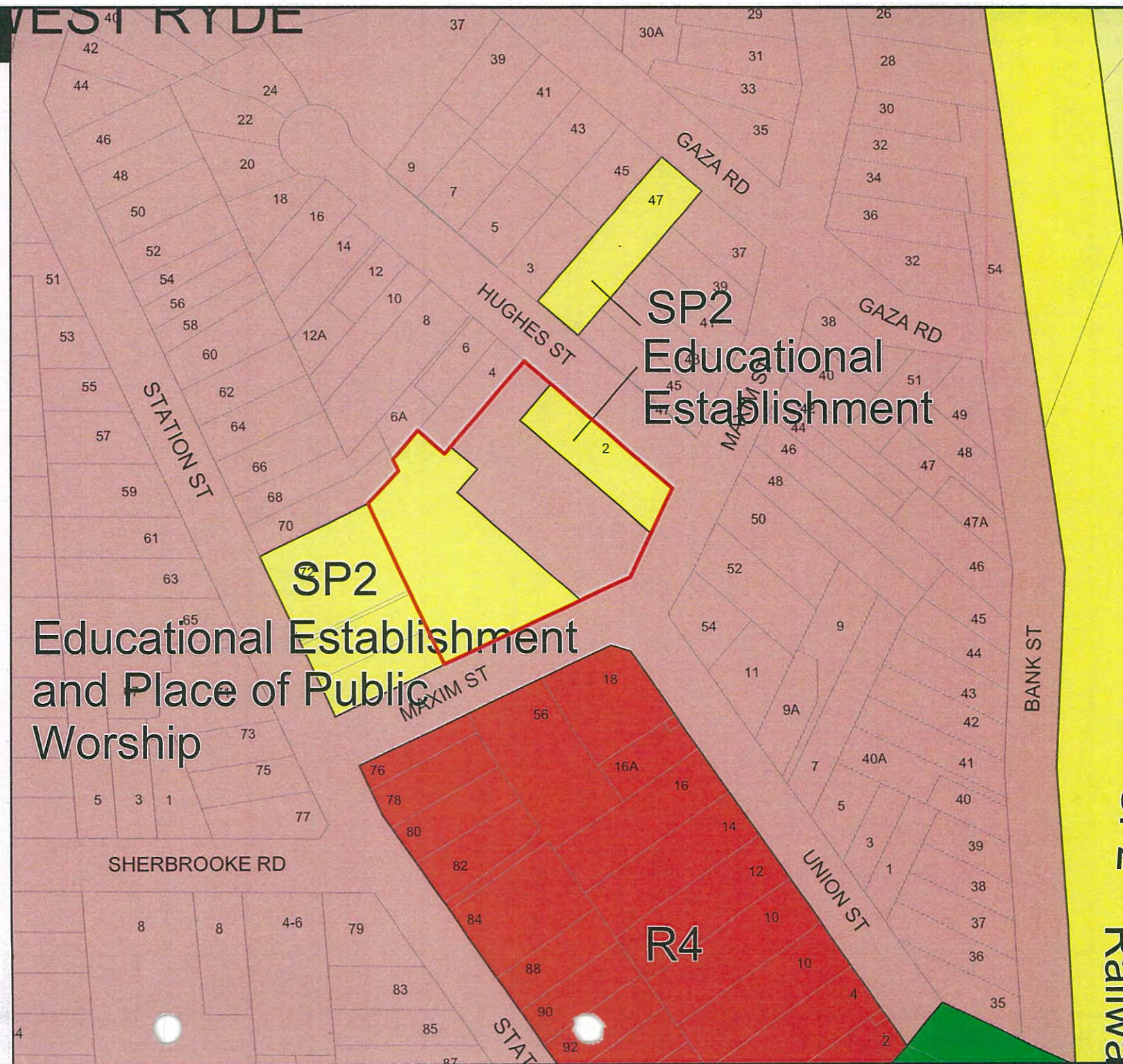
Cadastre

 City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4



ATTACHMENT 4B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Proposed

Subject Land:
2 Hughes St, West Ryde
(Lot 101 DP 1137635)

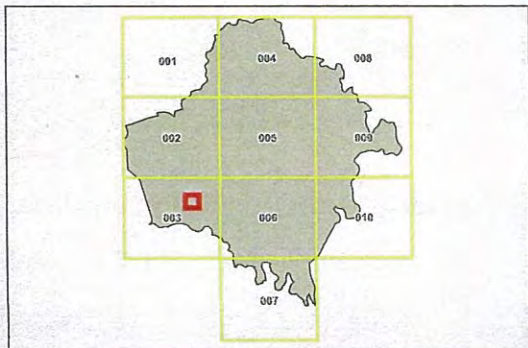
Maximum Floor Space Ratio (n:1)

A1	0.3	O1	1.3	V1	3
A2	0.33	O2	1.39	V2	3.2
B	0.5	S1	1.5	V3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Z	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				

Refer to Clause 4.4(2A)

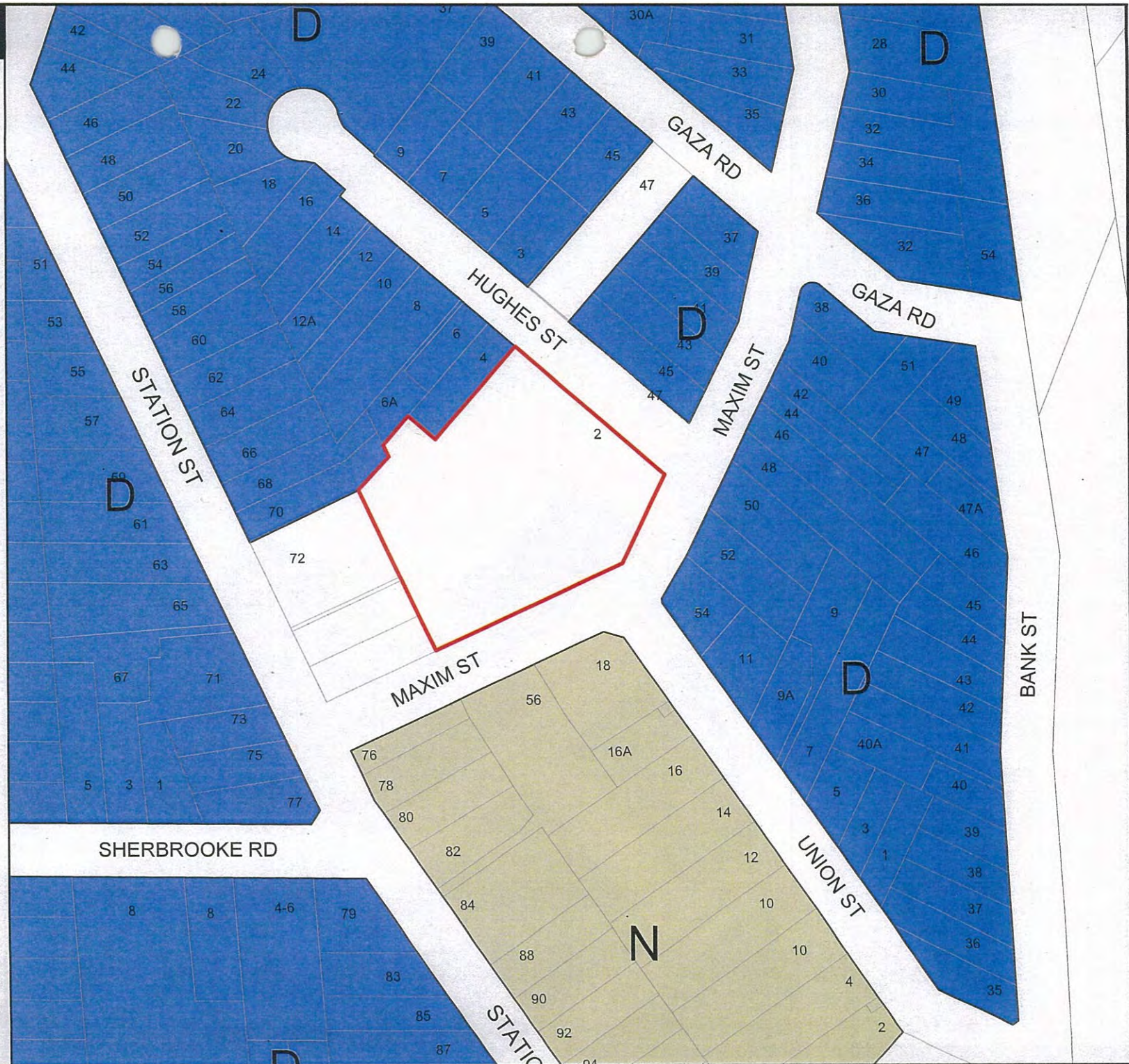
Cadastre

City of Ryde © 21/11/2013



Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1: 2000 @ A4



ATTACHMENT 4B



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Floor Space Ratio Map — Existing

Subject Land:
2 Hughes St, West Ryde
(Lot 101 DP 1137635)

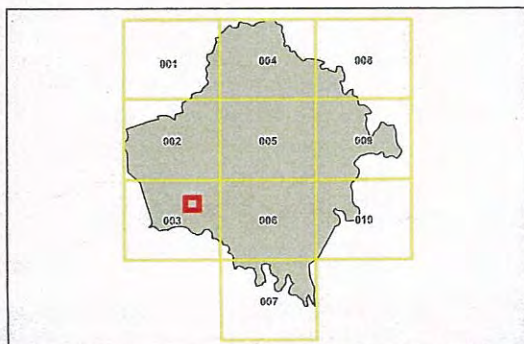
Maximum Floor Space Ratio (n:1)

A1	0.3	O1	1.3	V1	3
A2	0.33	O2	1.39	V2	3.2
B	0.5	S1	1.5	V3	3.3
G	0.65	S2	1.8	W	3.5
J	0.8	T1	2	X	4.3
K	0.88	T2	2.3	Z	5
N	1	U1	2.5		
O1	1.1	U2	2.6		
O2	1.15	U3	2.7		
P1	1.2	U4	2.9		
P2	1.25				

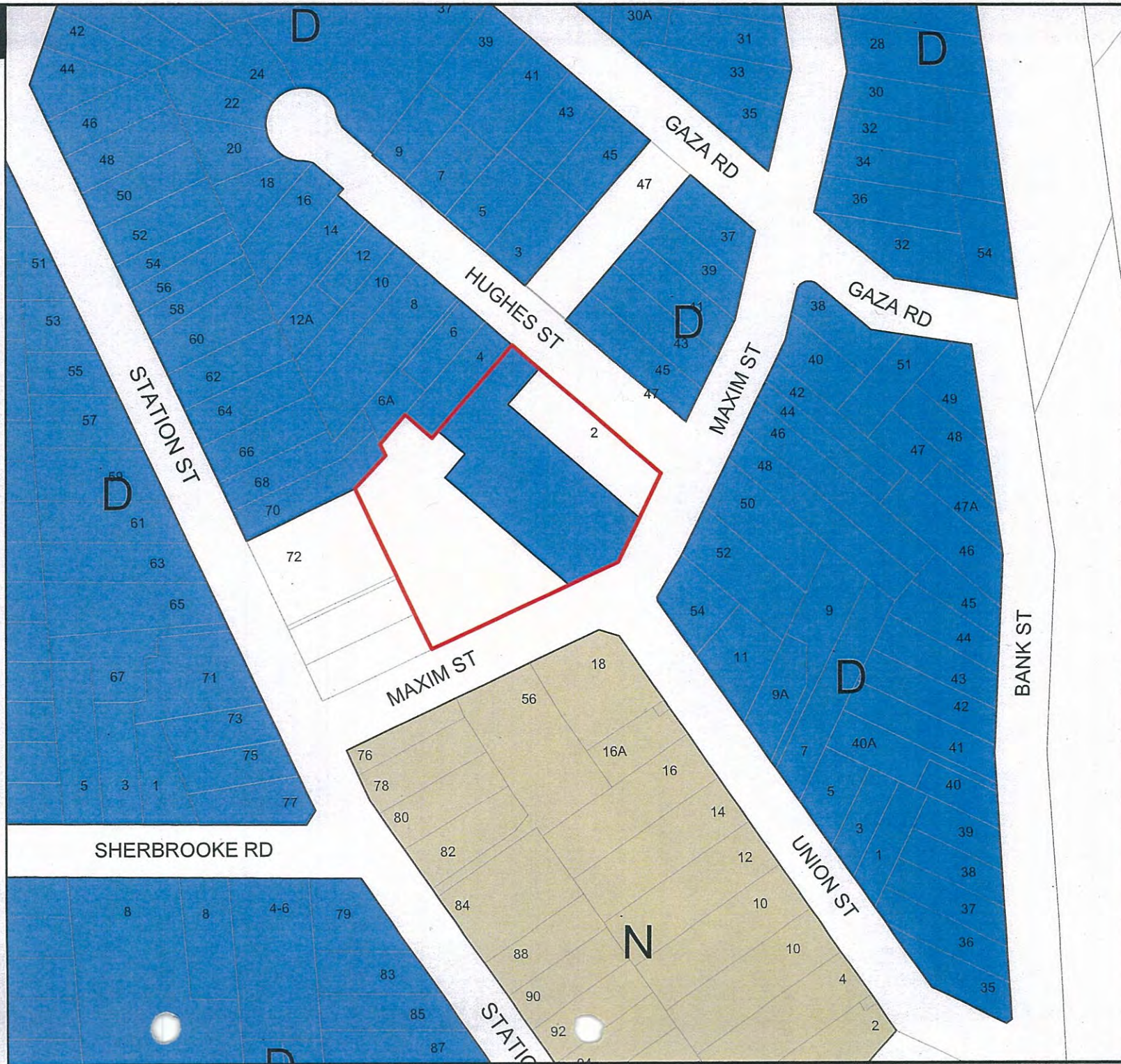
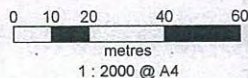
Refer to Clause 4.4(2A)

Cadastre

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Projection: GDA 1994
Zone 56



ATTACHMENT 4C



Ryde Local Environmental Plan (Housekeeping Amendment) 2013

Height of Buildings Map — Proposed

Subject Land:
2 Hughes St, West Ryde
(Lot 101 DP 1137635)

Maximum Building Height (m)

J	9.5	P	18.5	U3	33
K	10	Q	19	U4	33.5
L	11.5	R1	21.5	V	37
M1	12	R2	22	W	44.5
M2	12.5	S1	23	X	45
N1	13	S2	24	Y	57
N2	14	T1	26	AA1	69
O1	15	T2	27.5	AA2	75
O2	15.5	U1	30	AB1	92
O3	16	U2	30.5	AB2	99

Maximum Building Height (RL (m))

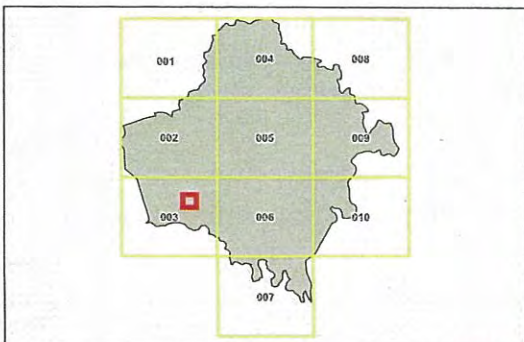
	7		33
	14.6		39
	18		47.75
	24		91
	25		105

Refer to Clause 4.3(2C)

Refer to Clause 4.3(2A)

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Projection: GDA 1994
Zone 56

0 10 20 40 60
metres
1 : 2000 @ A4

