

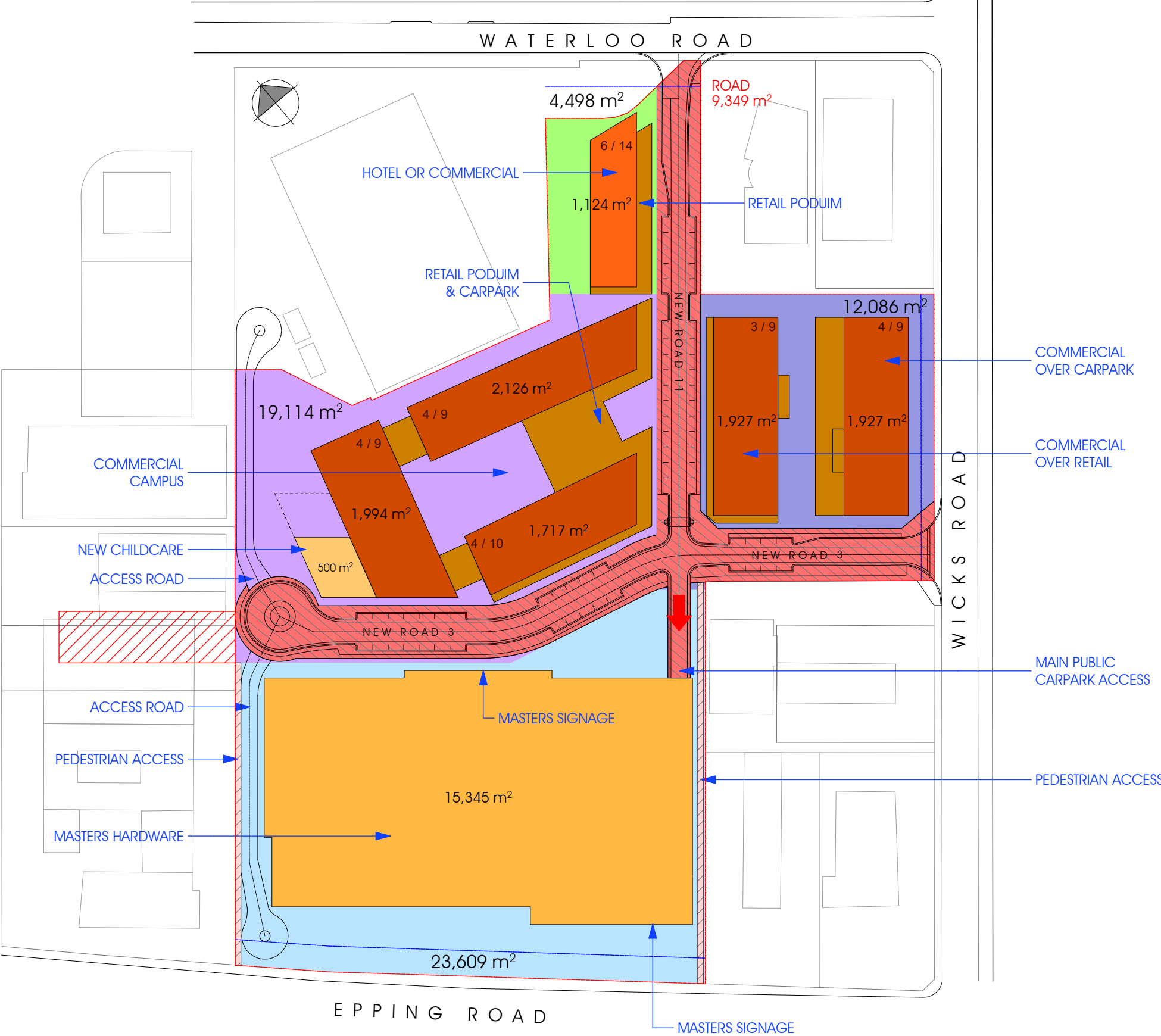
AREA CALCULATION

RYDE LEP 2010

FSR 1:1.5 - HT 30m Lot Size - 4498m ² Allowable FSR - 6747m ² Hotel - 6744m ² (6 Levels) Total GFA - 6744m ² (incl Retail)	FSR 1:1 - HT 30m Lot Size - 19114m ² Allowable FSR - 19114m ² Bld 1 - 8504m ² (4 Levels) Bld 2 - 7976m ² (4 Levels) Bld 3 - 6868m ² (4 Levels) Child Care - 500m ² Retail - 1603m ² Total GFA - 25451m ²
FSR 1:1 - HT 30m Lot Size - 12086m ² Allowable FSR - 12086m ² Bld 1 - 5781m ² (3 Levels) Bld 2 - 7708m ² (4 Levels) Retail - 524m ² Total GFA - 14013m ²	FSR 1:1 - HT 22m Lot Size - 23609m ² Allowable FSR - 23609m ² Retail - 15345m ² Total GFA - 15345m ²

PROPOSED ARCHITECTUS LEP AMENDMENT 1

FSR 1:3 - HT 65m Lot Size - 4498m ² Allowable FSR - 13494m ² Hotel - 15736m ² (14 Levels) Total GFA - 15736m ² (incl Retail)	FSR 1:2 - HT 45m Lot Size - 19114m ² Allowable FSR - 38228m ² Bld 1 - 19134m ² (9 Levels) Bld 2 - 17946m ² (9 Levels) Bld 3 - 17170m ² (10 Levels) Child Care - 500m ² Retail - 1541m ² Total GFA - 56291m ²
FSR 1:2 - HT 45m Lot Size - 12086m ² Allowable FSR - 24172m ² Bld 1 - 17343m ² (9 Levels) Bld 2 - 17343m ² (9 Levels) Retail - 1048m ² Total GFA - 35734m ²	FSR 1:2 - HT 45m Lot Size - 23609m ² Allowable FSR - 47218m ² Retail - 15345m ² Total GFA - 15345m ²



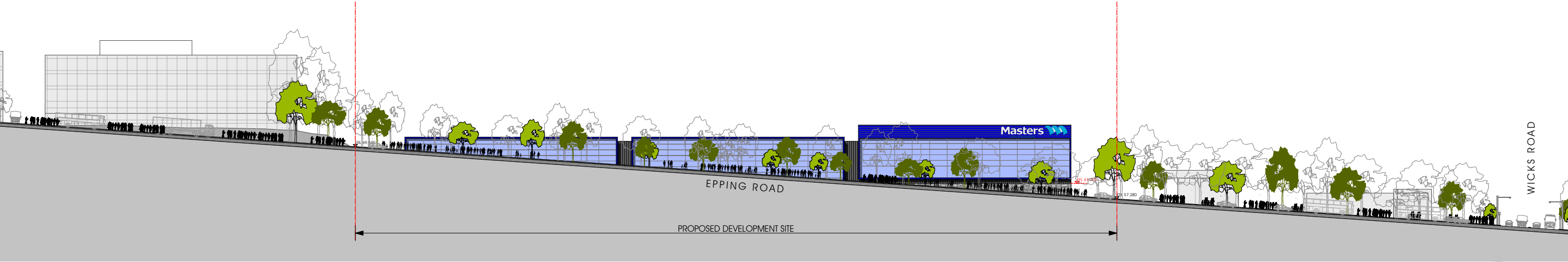
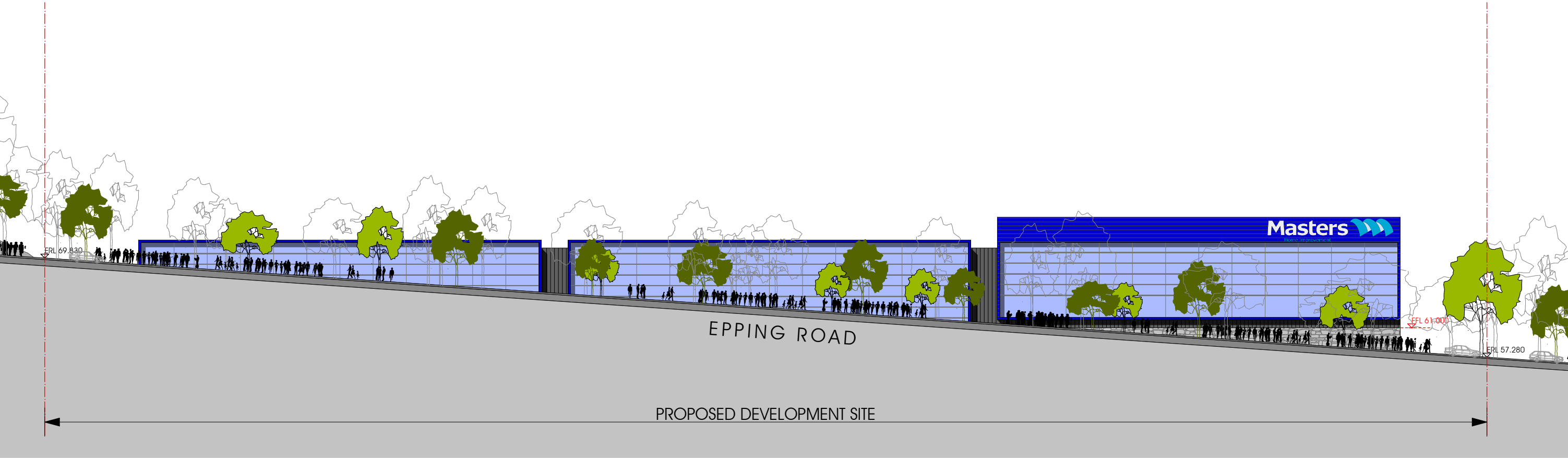
144 Wicks Rd Nth Ryde



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CLIENT



PROJECT NORTH

SCALE
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PRINT DATE

25/07/2013

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DRAWING

Epping Rd Elevation

PROJECT NO.
21306

DRAWING NO.
SK-04

ISSUE
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