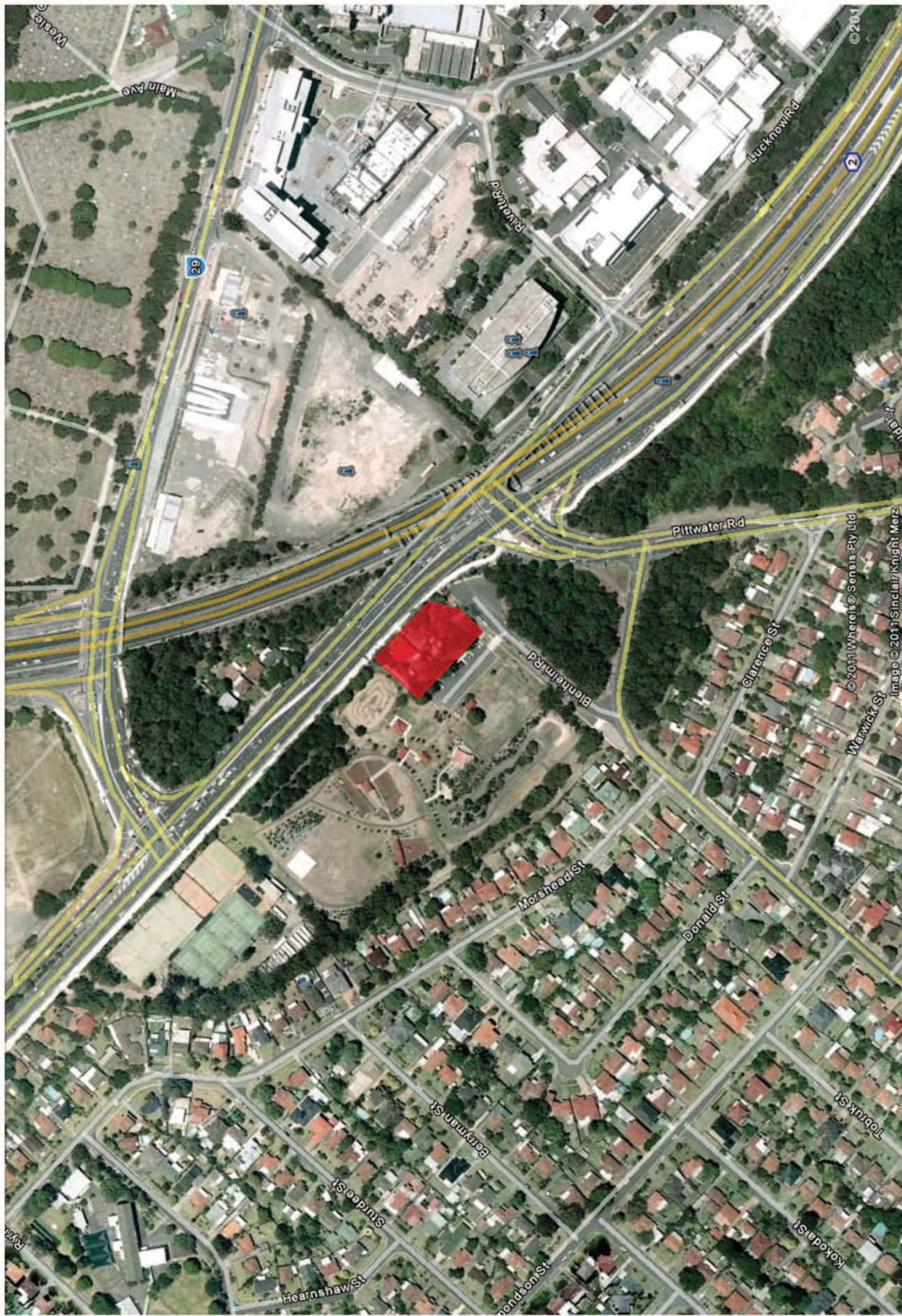

PRELIMINARY DEVELOPMENT ANALYSIS FOR PREPARATION OF PLANNING PROPOSAL

BLenheim ROAD NORTH RYDE

CLIENT: PATRICK AZIZI

URBAN  **LINK** PTY LTD

DATE: 11/06/2015



LOCATION MAP

86 BLENHEIM ROAD, NORTH RYDE



SITE IMAGE

86 BLenheim ROAD, NORTH RYDE

URBAN LINK PTY LTD



BLenheim ROAD VIEW



BLenheim ROAD VIEW



EPping ROAD VIEW



VIEW TO SOUTH



Ryde Local Environmental Plan 2014

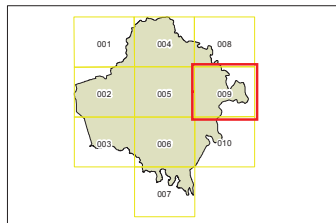
Floor Space Ratio map Sheet FSR_009

Floor Space Ratio (n:1)

A1	0.00
A2	0.30
D	0.50
G	0.65
J	0.80
K	0.88
N	1.00
O	1.10
P1	1.20
P2	1.25
Q1	1.30
Q2	1.39
S1	1.50
S2	1.80
T1	2.00
T2	2.20
U1	2.50
U2	2.60
U3	2.70
U4	2.90
V1	3.00
V2	3.20
V3	3.30
W	3.50
X	4.30
Z	5.00
Refer to Clause 4.4A (1)	

Cadastre

Cadastre 15/03/2013 © City of Ryde

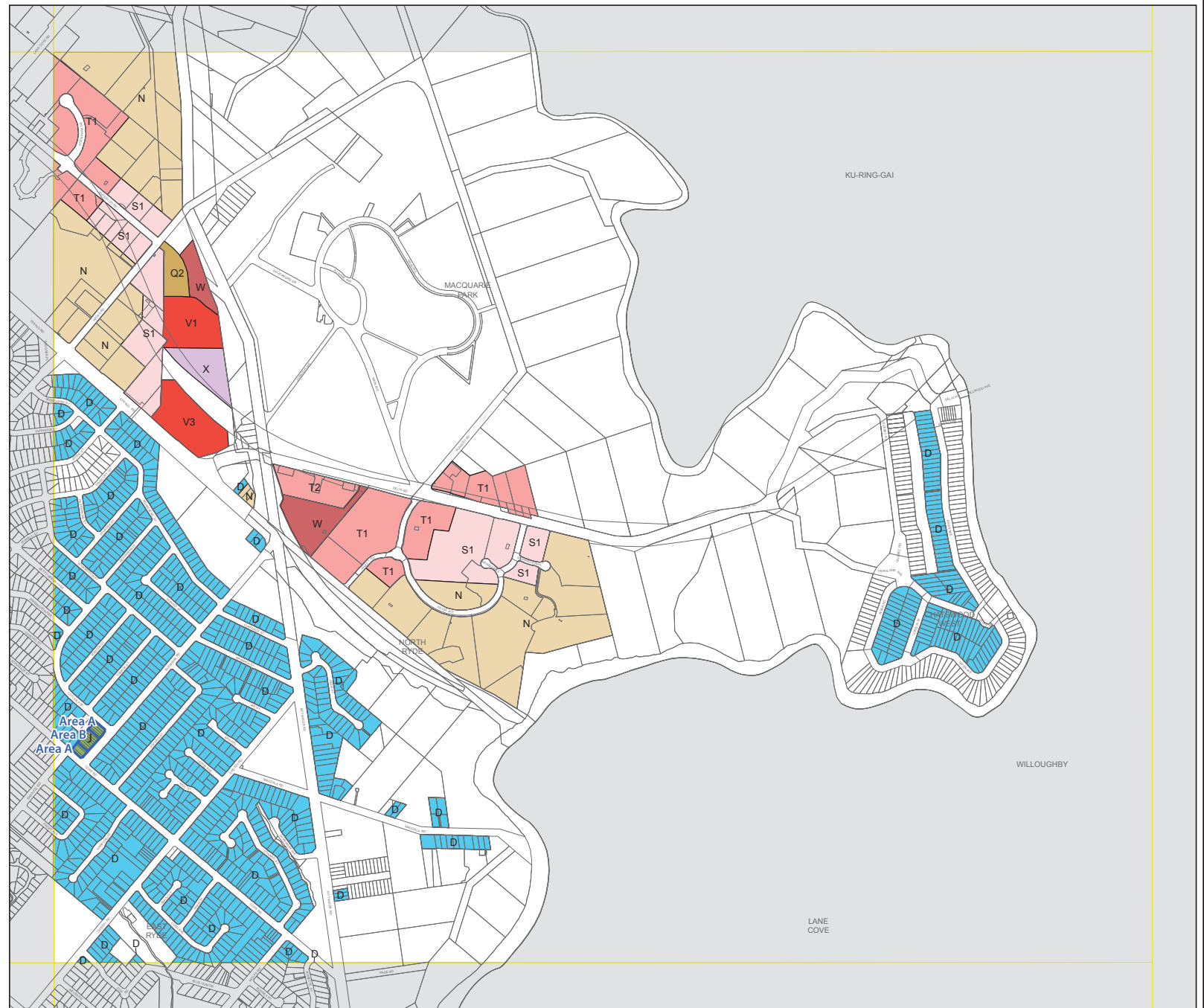


0 80 160 240
Meters

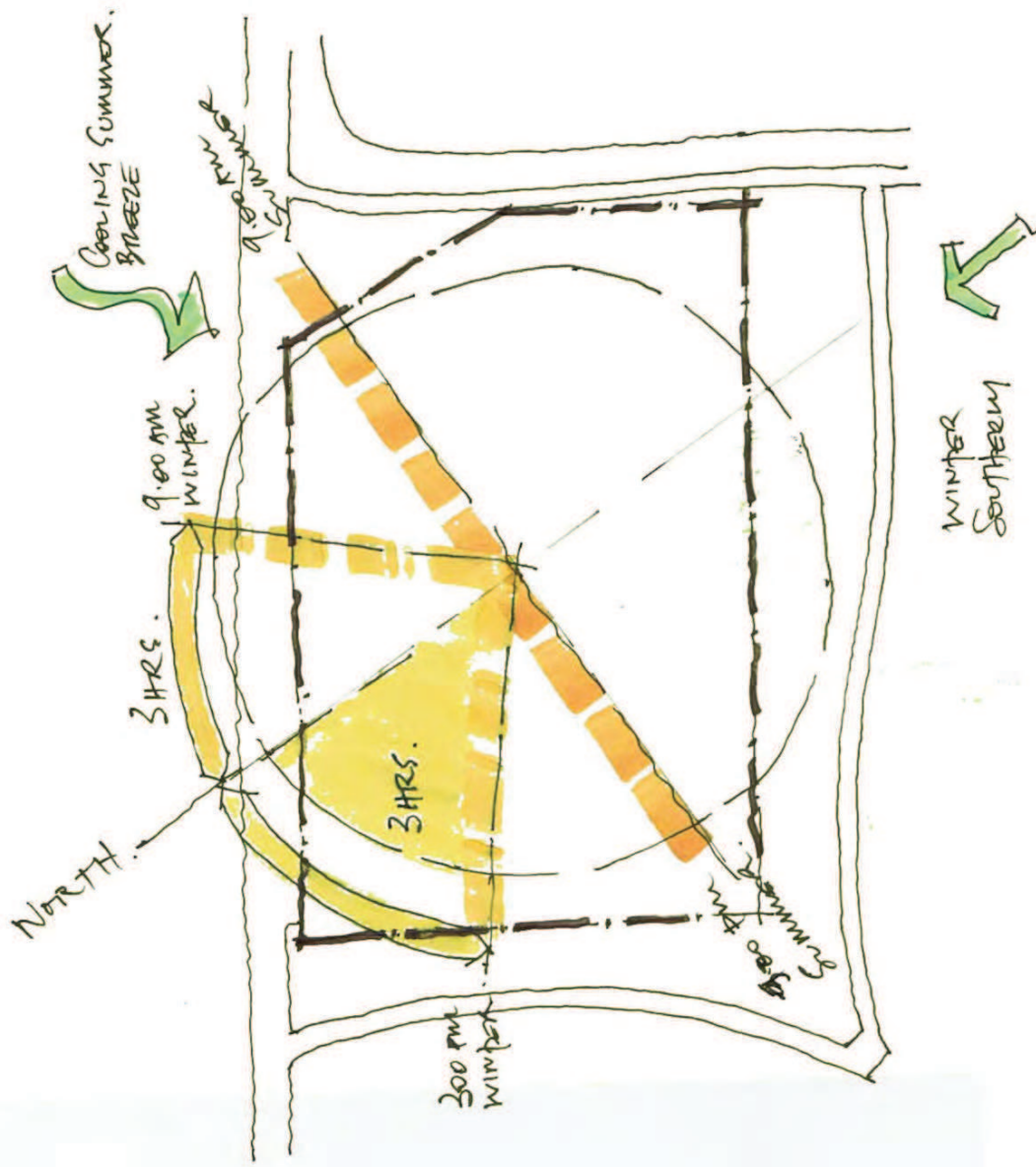
Projection: GDA 1994
Zone 55

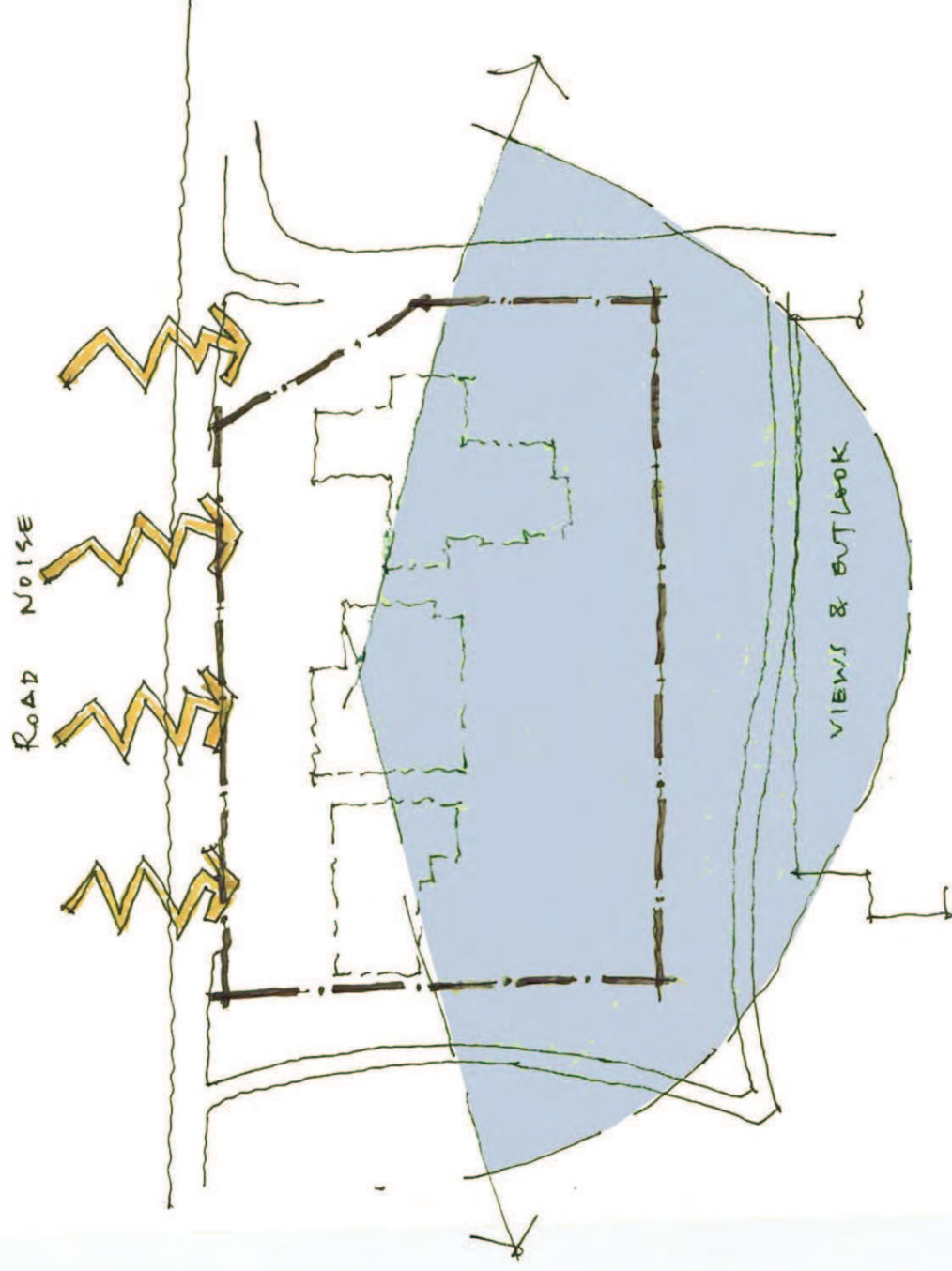
Scale: 1:10,000 @ A3

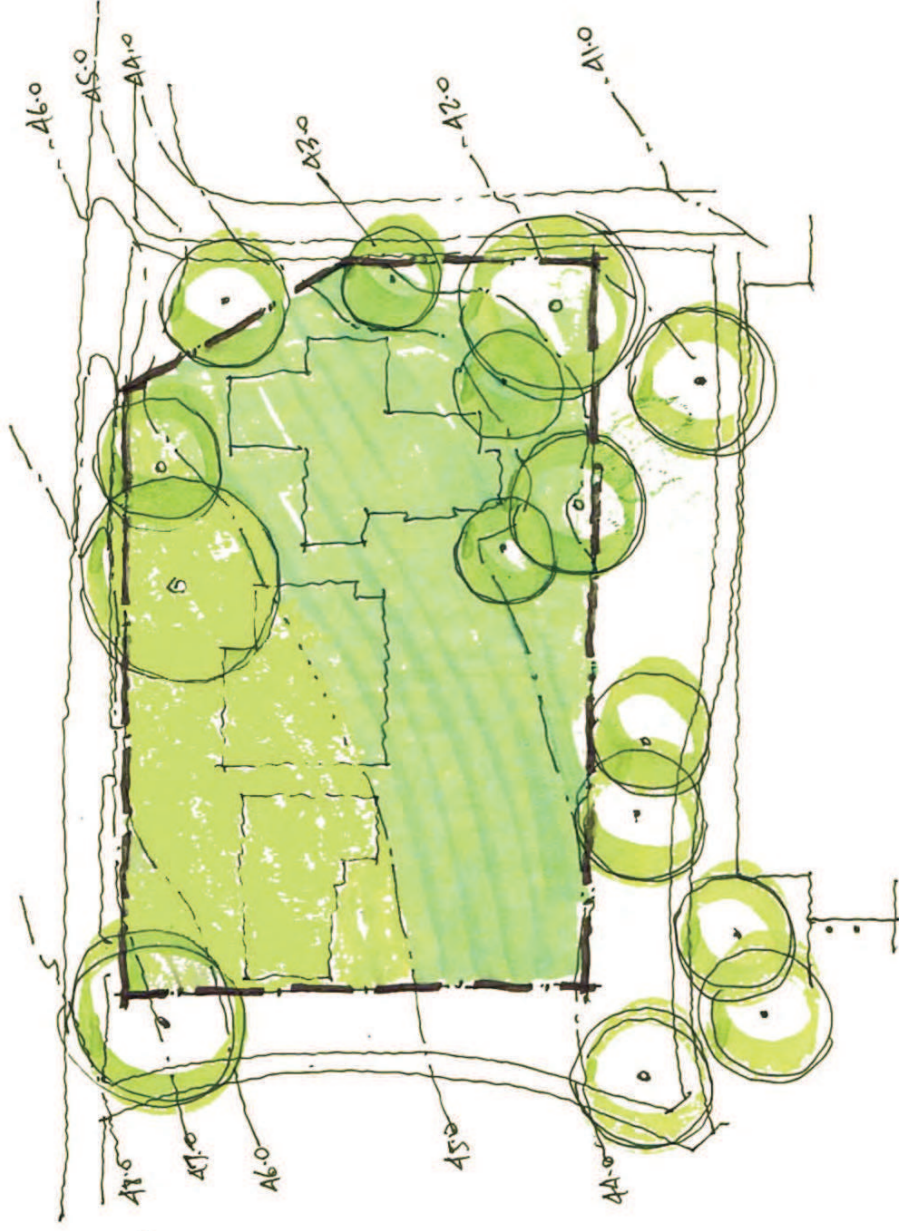
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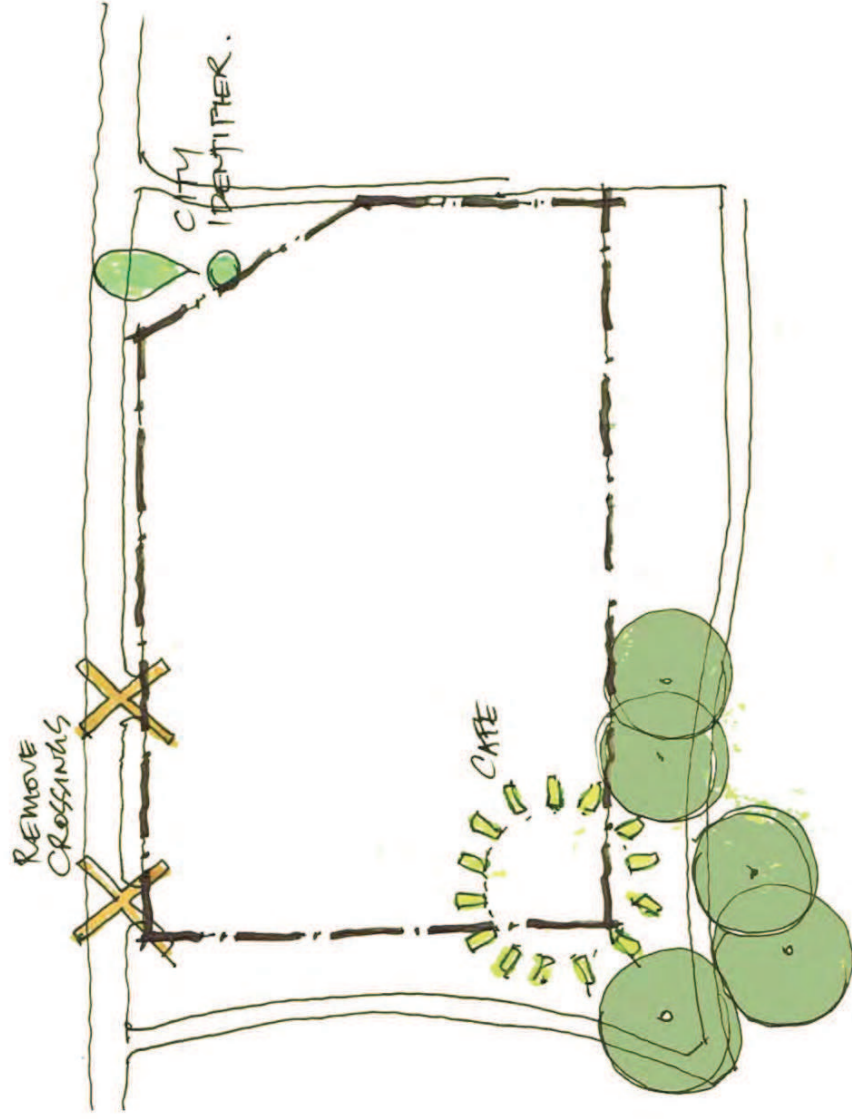


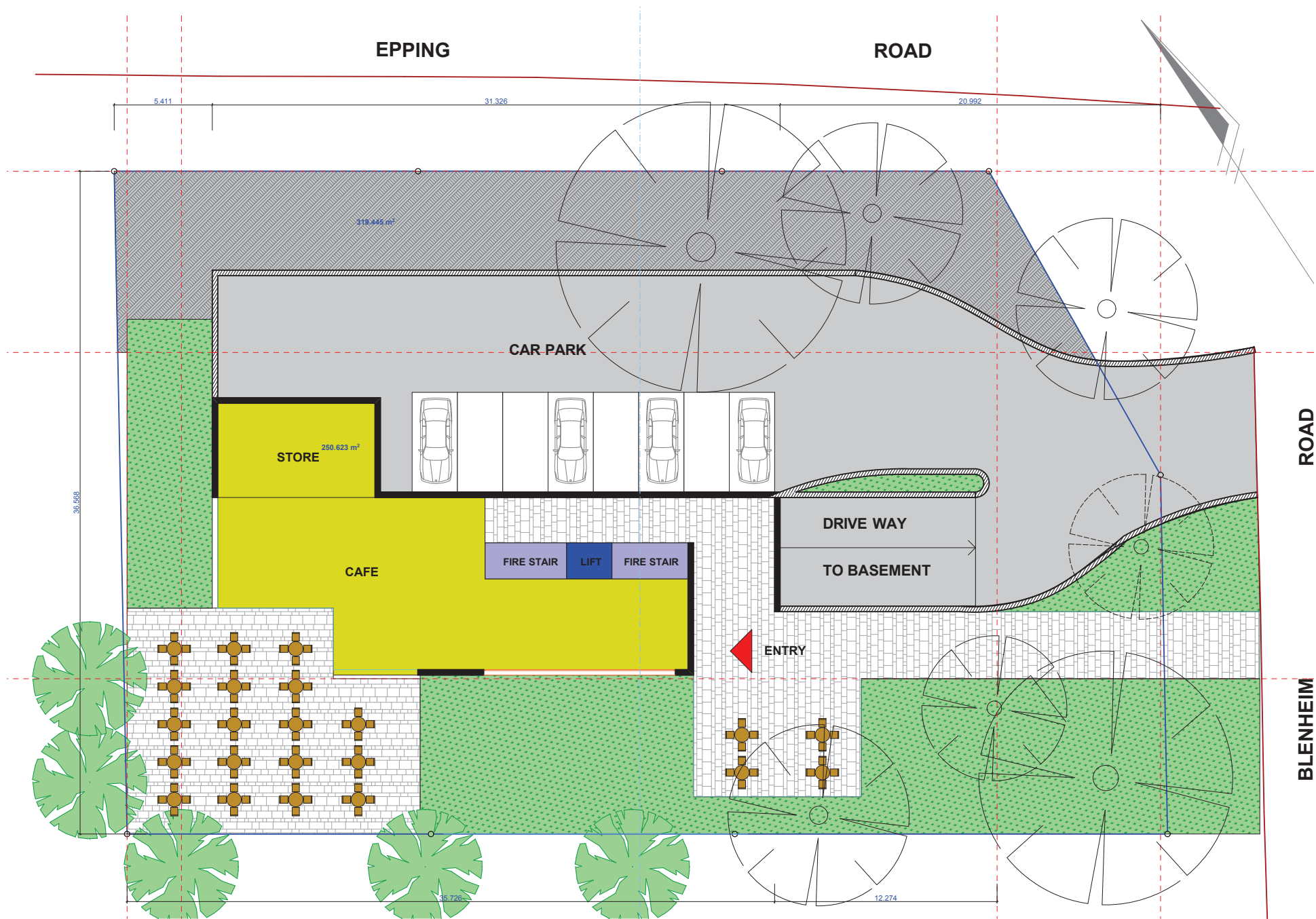










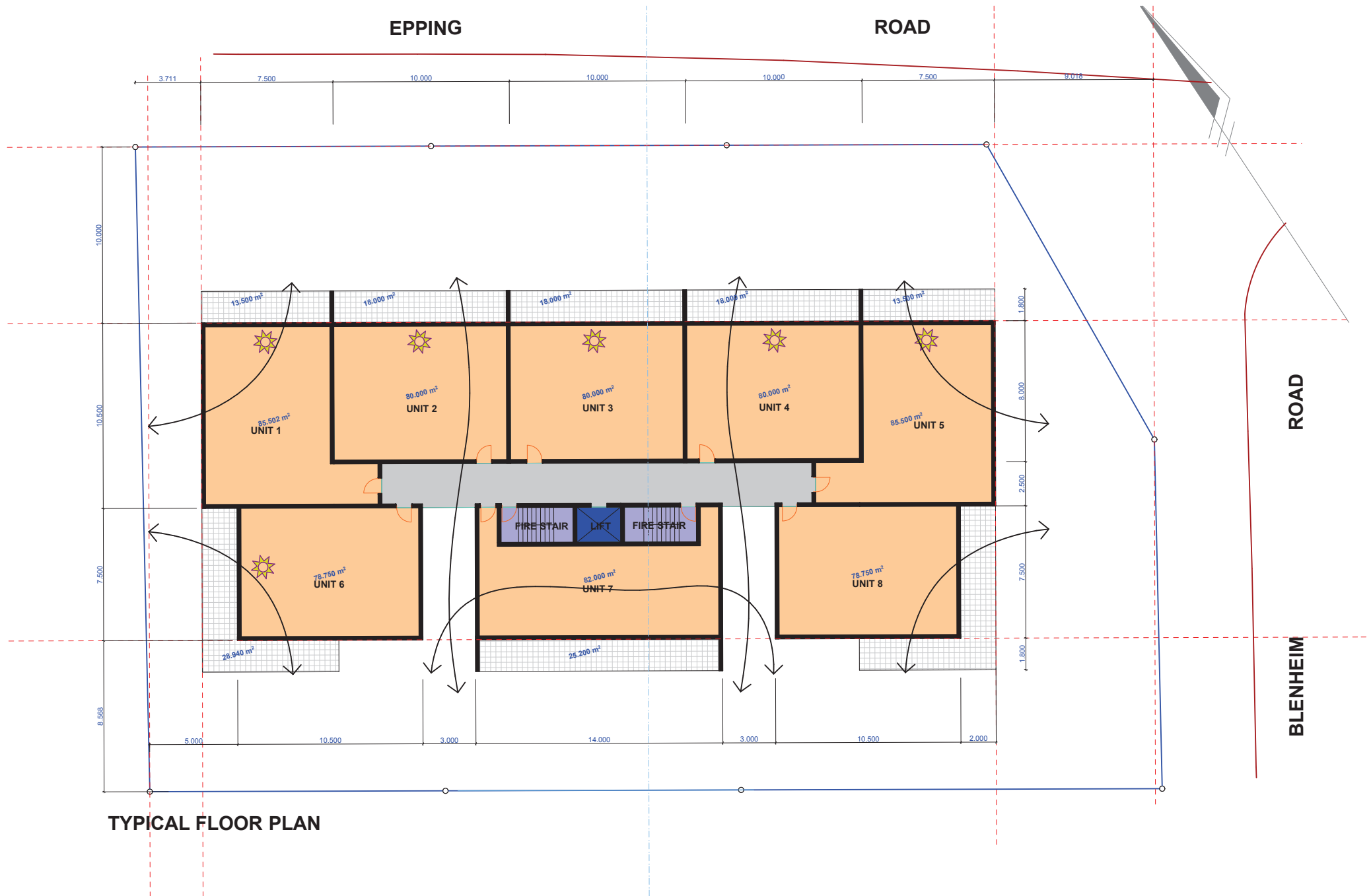


GROUND FLOOR PLAN SCALE: 1:200

PROPOSED GROUND FLOOR

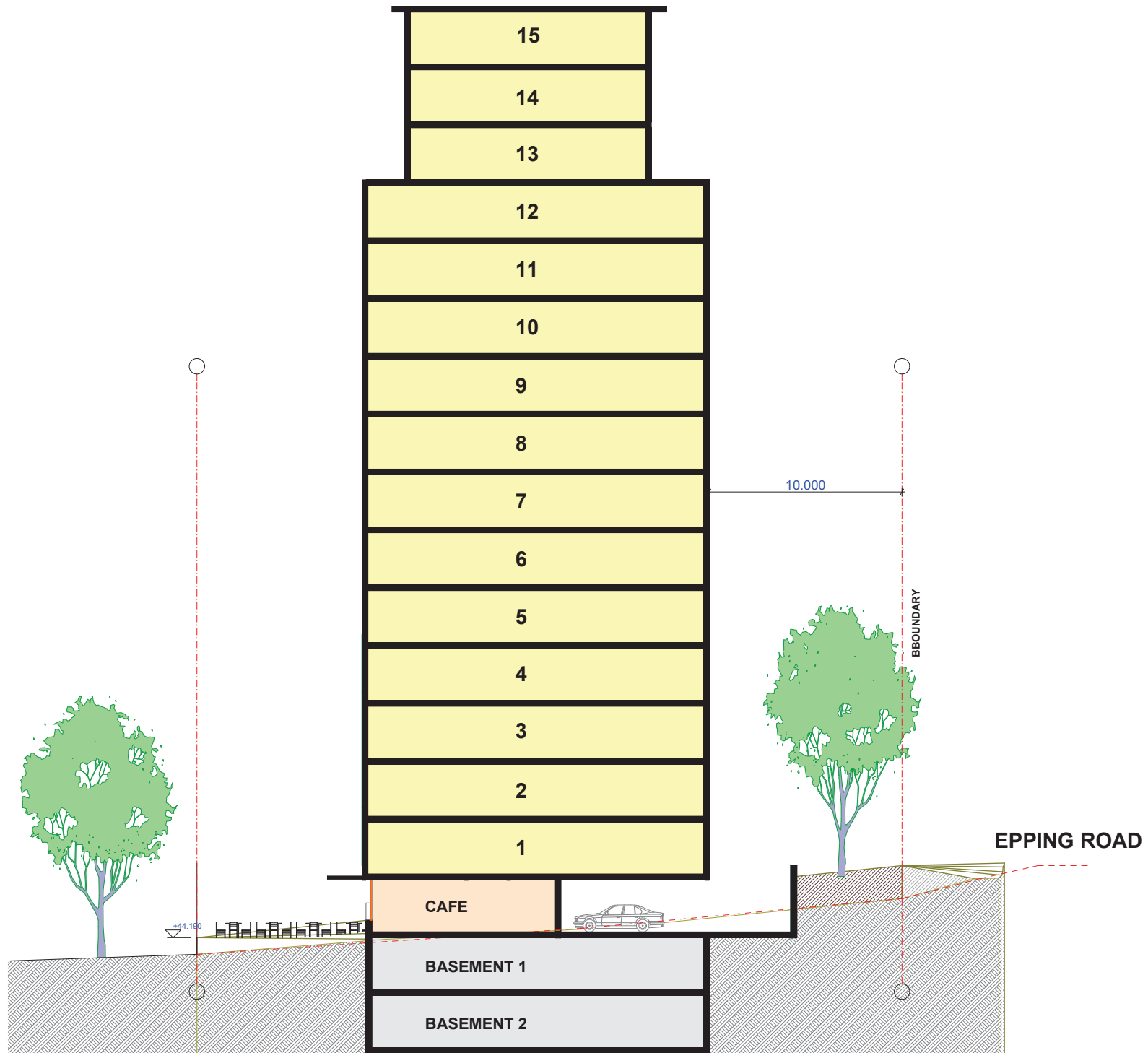
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TYPICAL FLOOR PLAN

SECTION 1:200



SECTION

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BLENHHEIM ROAD VIEW



EPHING ROAD VIEW



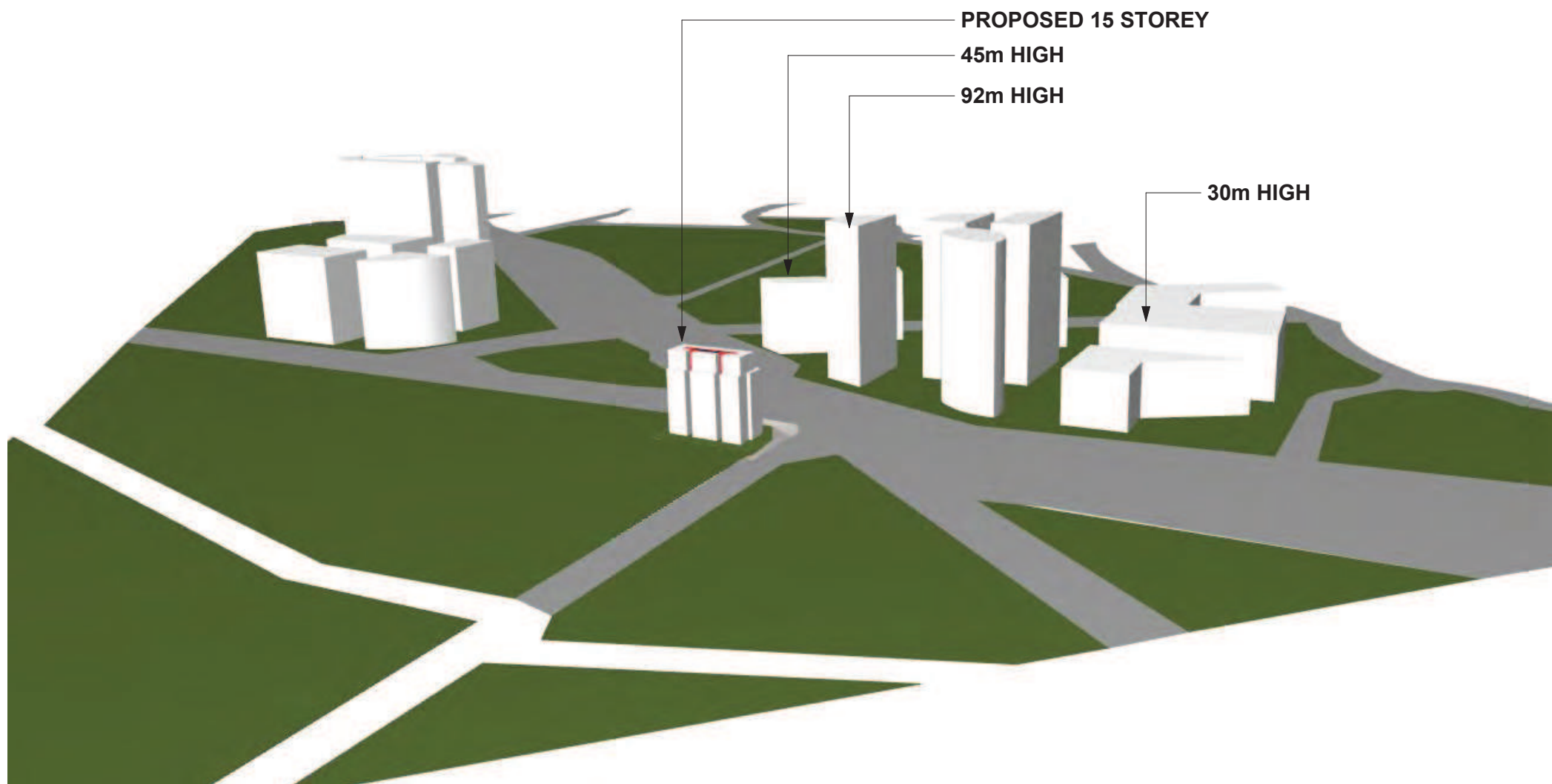
June 21 - 9am

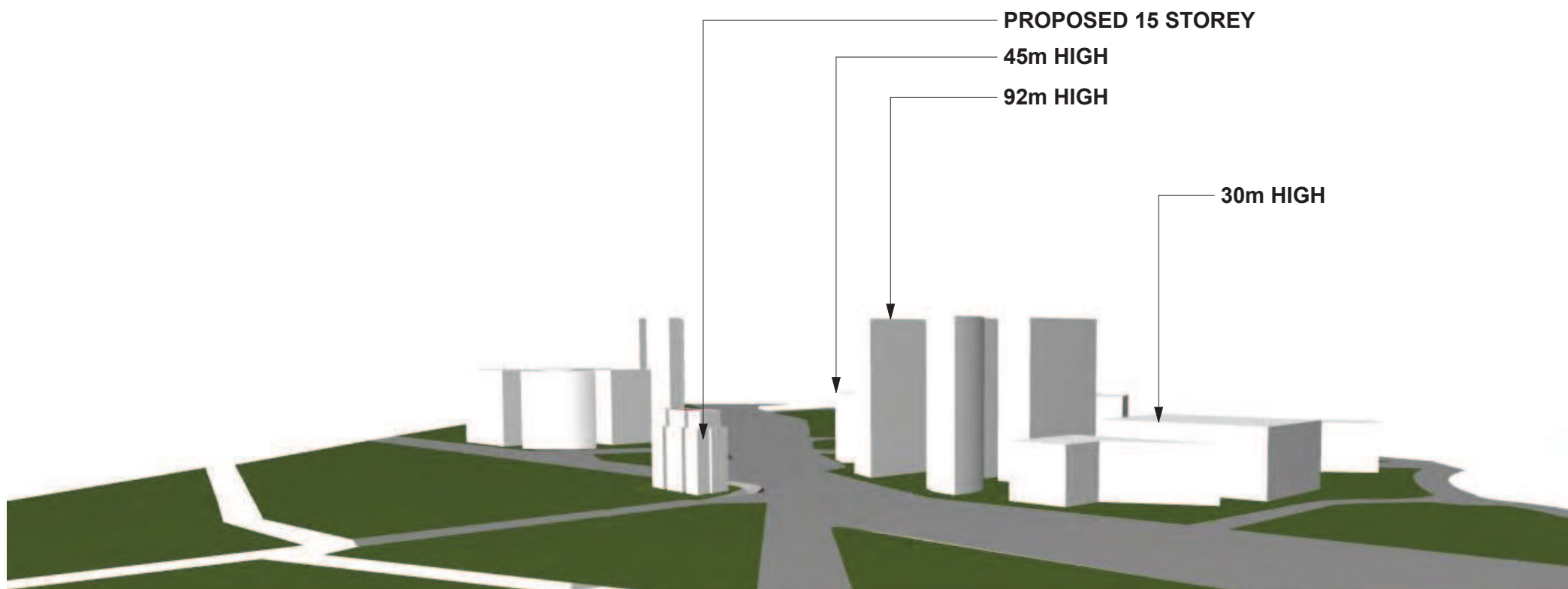


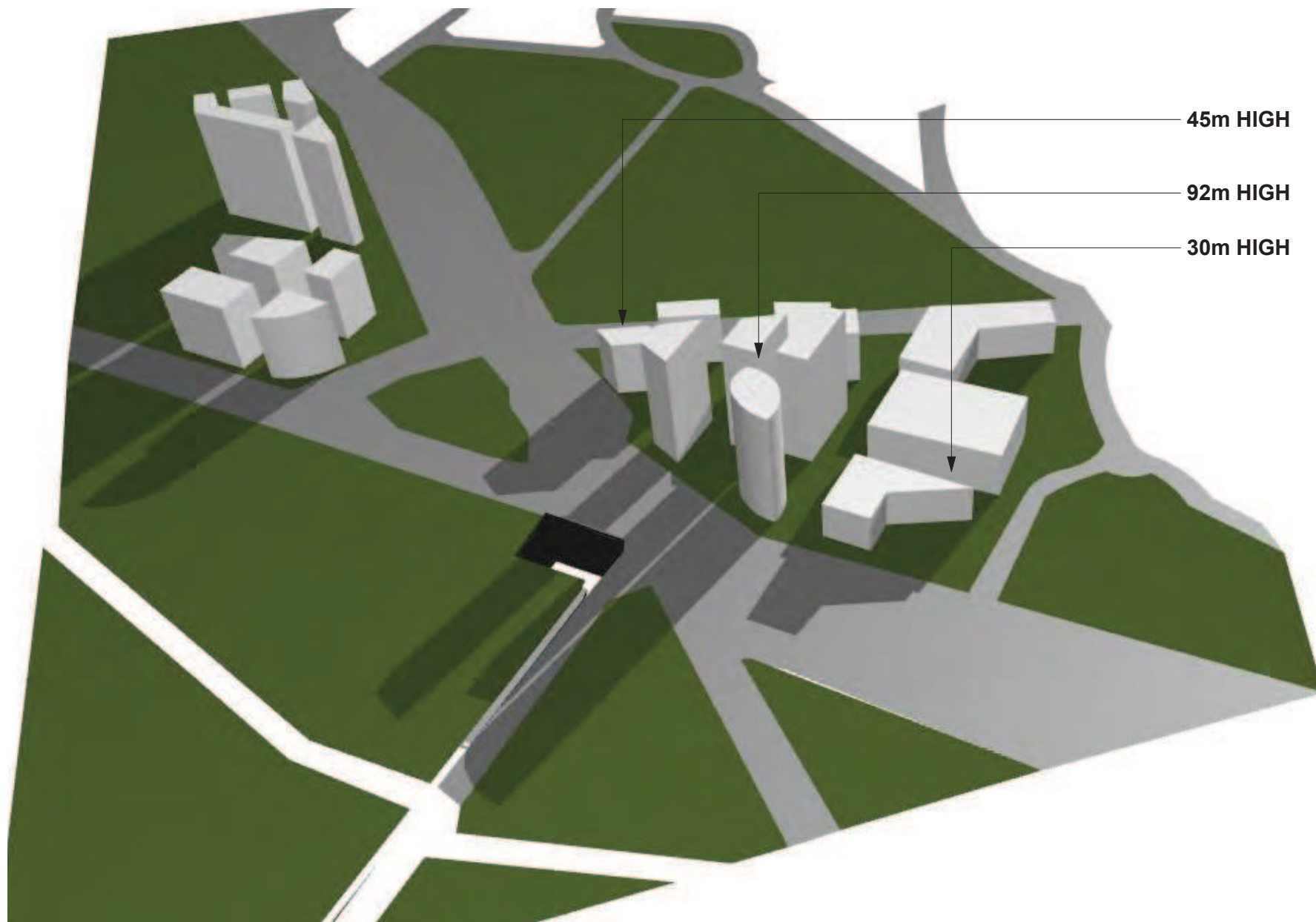
June 21 - 12pm

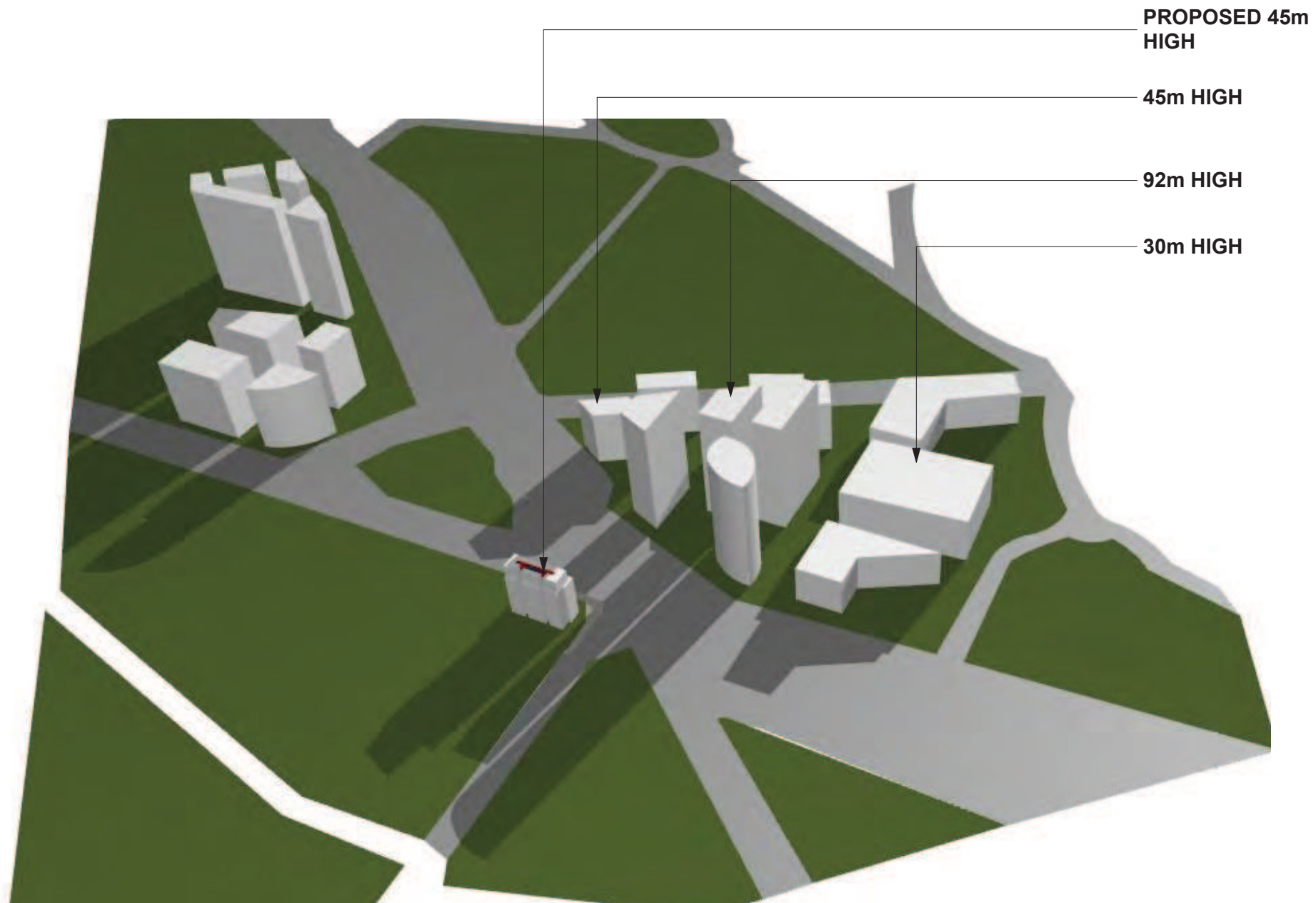


June 21 - 3pm









SHADOW ANALYSIS 9AM - PROPOSED SITE INCLUDED

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