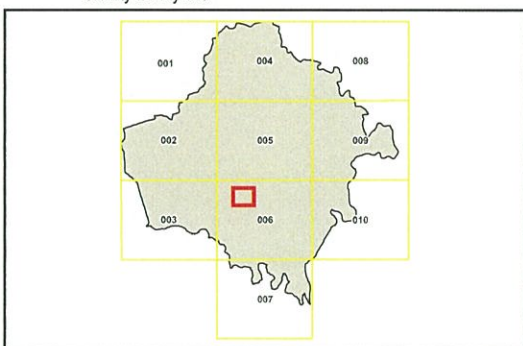


DRAFT Land Zoning Map
176-178 Blaxland Rd RYDE

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
- DM Deferred Matter
- Subject Site

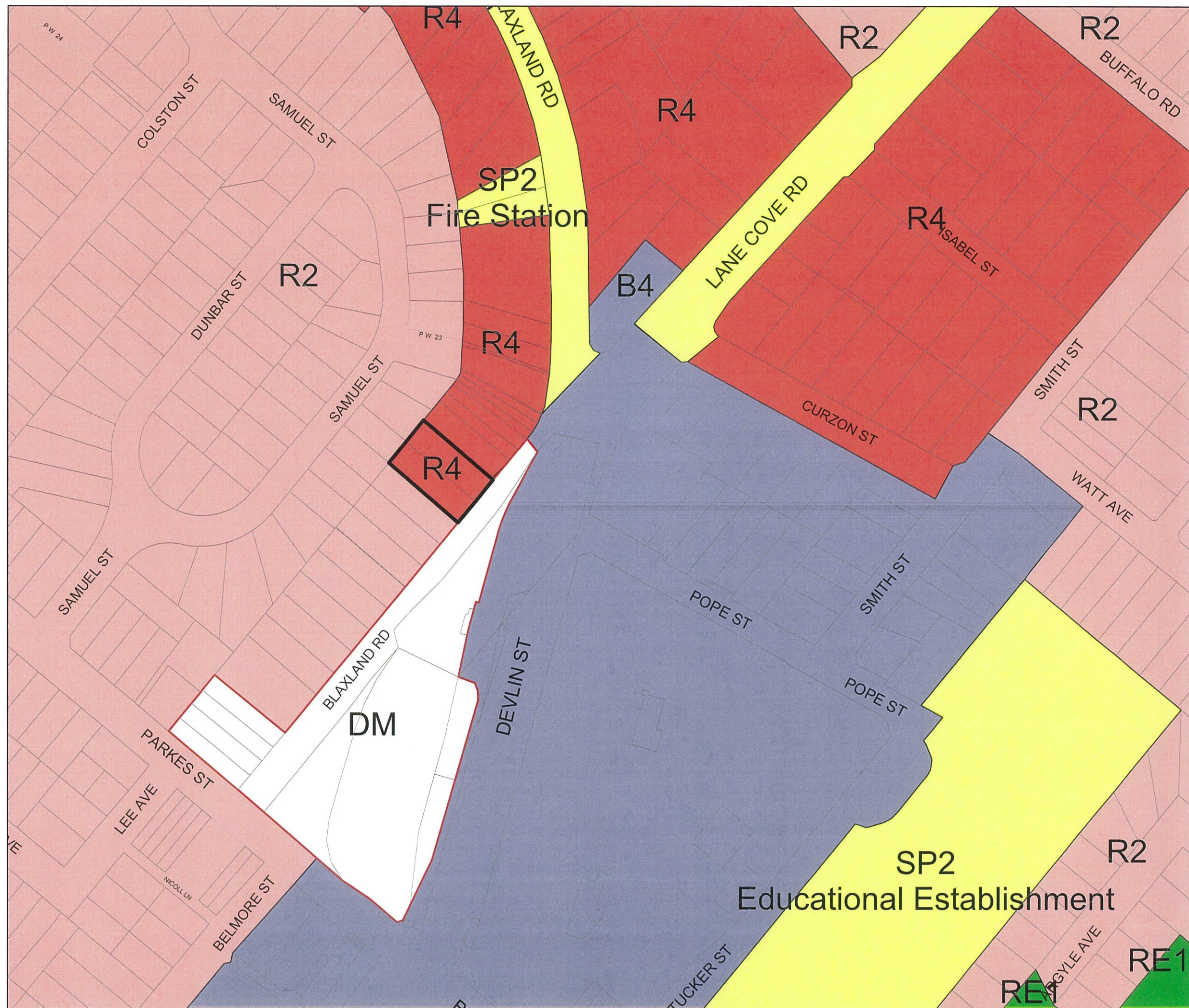
Base data 01/01/1999. © Land and Property
 information (LPI) Addendum data 21/11/2016.
 © City of Ryde.



Projection GDA 1994
 MGA Zone 56

0 20 40 80 m
 Scale: 1:2000 @ A3

Map identification number:

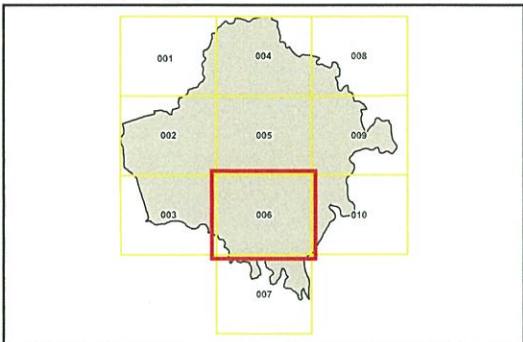


DRAFT Land Zoning Map - Sheet LZN_006

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
- DM Deferred Matter
- Subject Site

Base data 01/01/1999, © Land and Property Information (LPI) Addendum data 21/11/2016.
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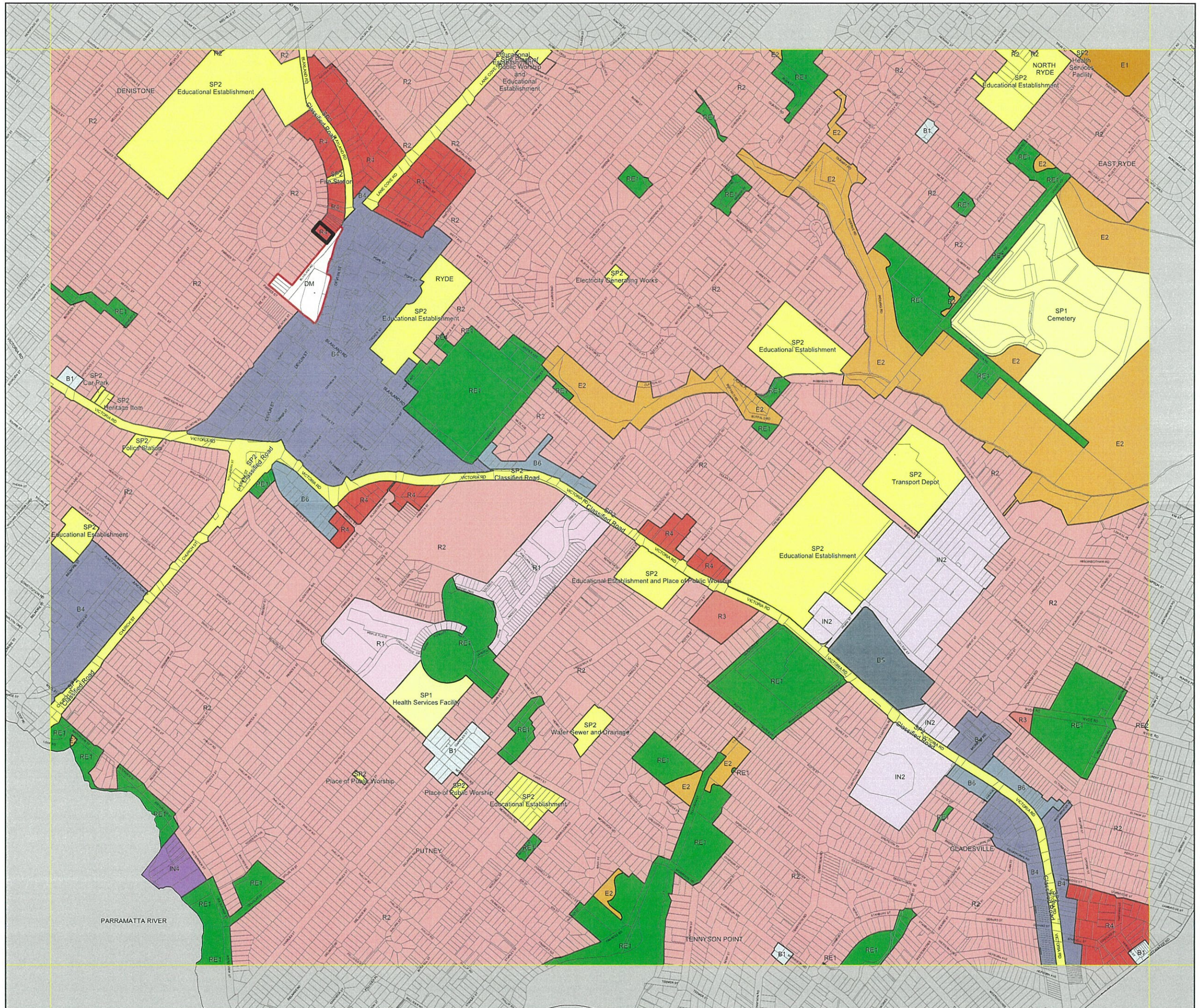


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



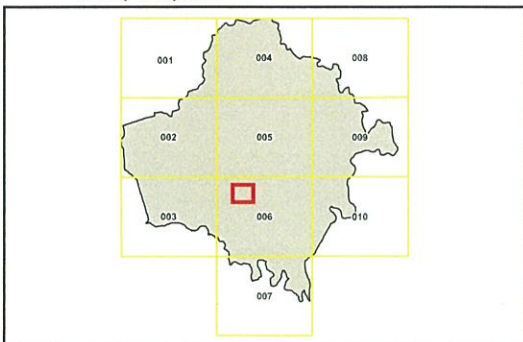
DRAFT Floor Space Ratio Map
176-178 Blaxland Rd RYDE

Maximum Floor Space Ratio (n:1)

A1	0.30	T1	2.00
A2	0.33	T2	2.26
D	0.50	T3	2.30
G	0.65	U1	2.50
J1	0.80	U2	2.60
J2	0.83	U3	2.70
K	0.88	U4	2.90
N	1.00	V1	3.00
O1	1.10	V2	3.20
O2	1.15	V3	3.30
P1	1.20	W	3.50
P2	1.25	X1	4.00
Q1	1.30	X2	4.30
Q2	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	AA	6.00
S3	1.80		

-  Refer to Clause 4.4A(1)
-  Subject Site

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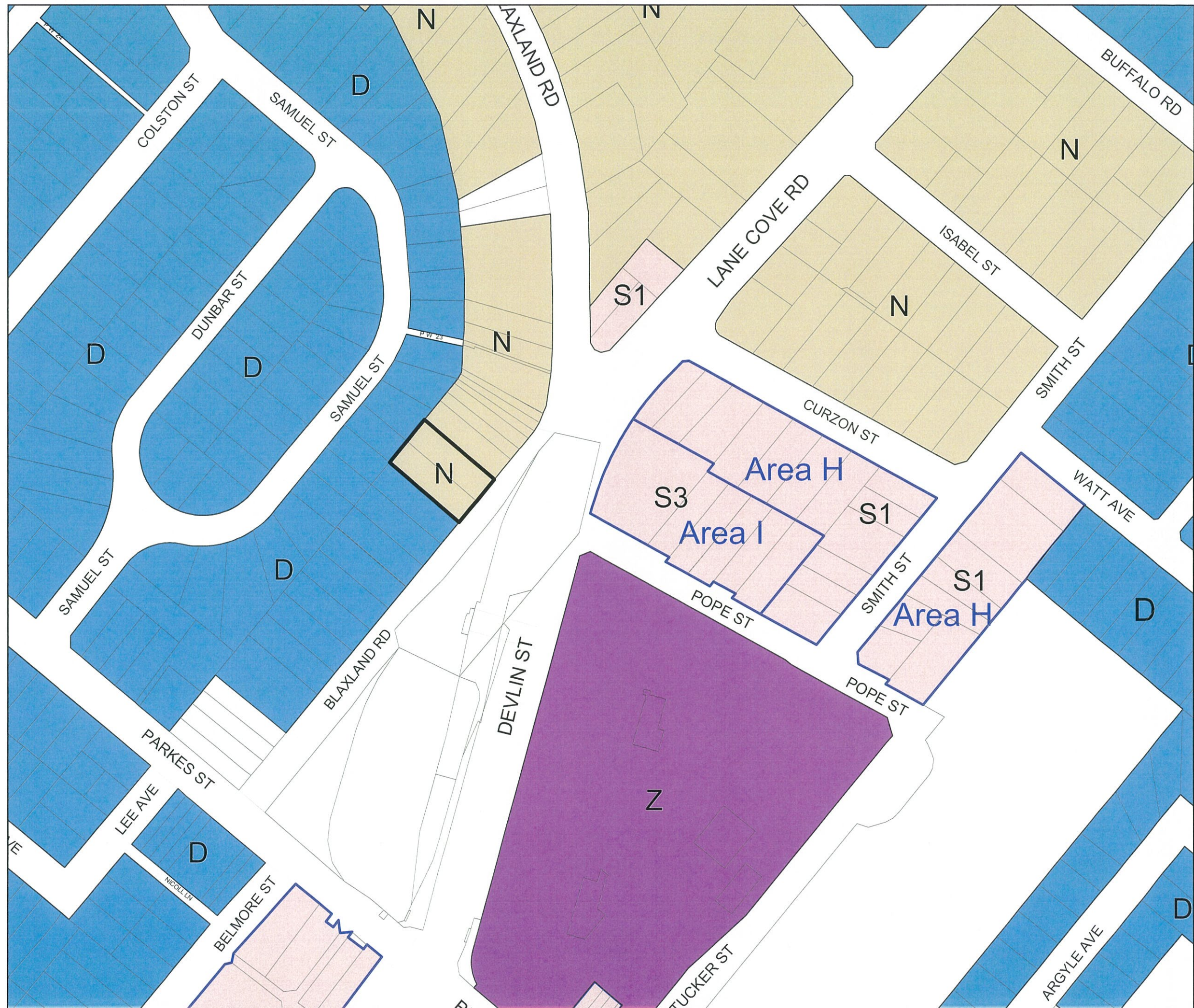


0 20 40 80 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:



DRAFT Floor Space Ratio Map - Sheet FSR_006

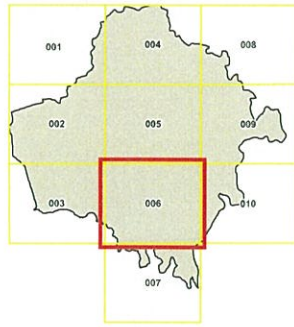
Maximum Floor Space Ratio (n:1)

A1	0.30	T1	2.00
A2	0.33	T2	2.26
D	0.50	T3	2.30
G	0.65	U1	2.50
J1	0.80	U2	2.60
J2	0.83	U3	2.70
K	0.88	U4	2.90
N	1.00	V1	3.00
O1	1.10	V2	3.20
O2	1.15	V3	3.30
P1	1.20	W	3.50
P2	1.25	X1	4.00
Q1	1.30	X2	4.30
Q2	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	AA	6.00
S3	1.80		

 Refer to Clause 4.4A(1)

 Subject Site

Base data 01/01/1999. © Land and Property information (LPI) Addendum data 21/11/2016.
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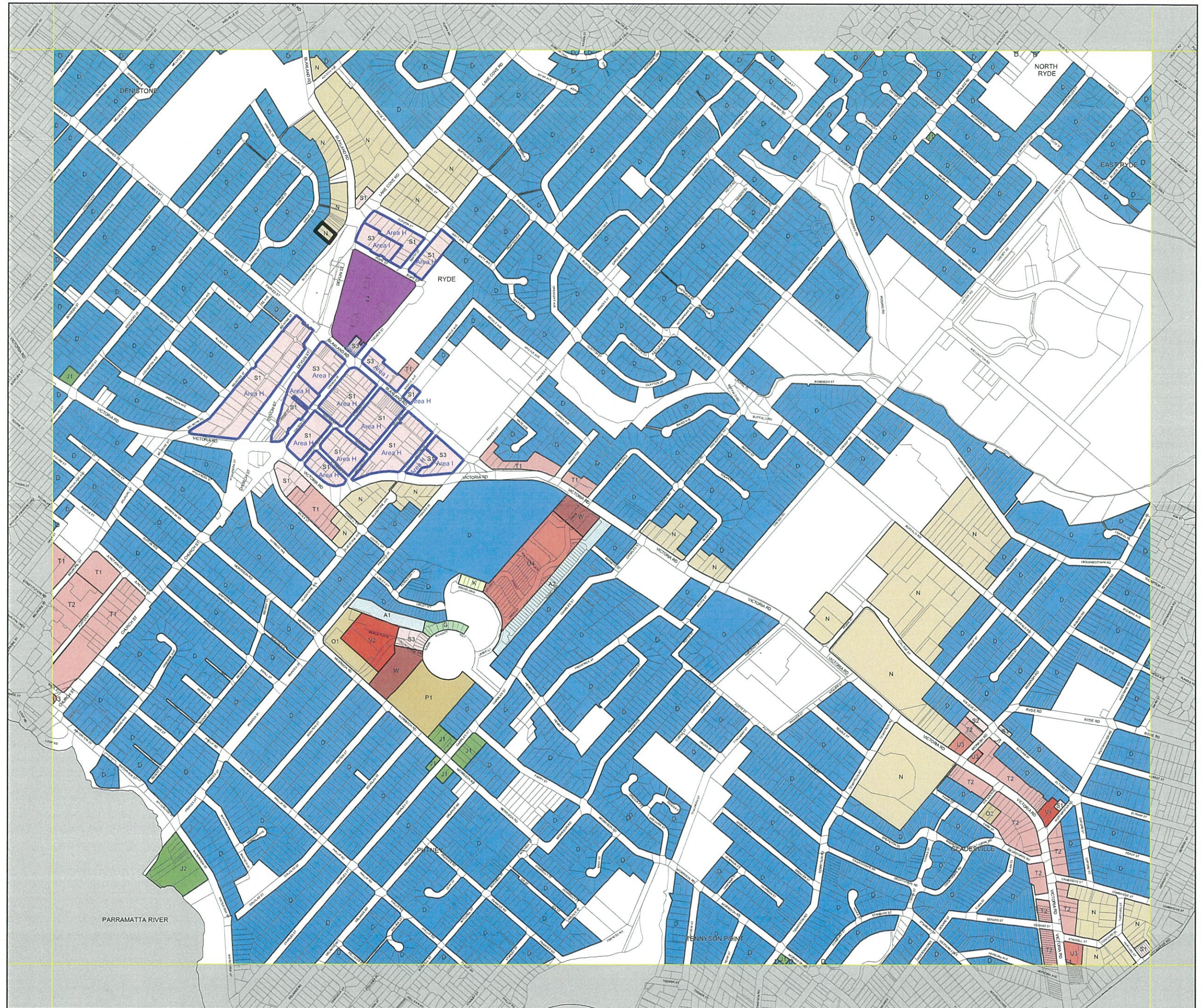


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



DRAFT Height of Buildings Map
176-178 Blaxland Rd RYDE

Maximum Building Height (m)

J	9.5	T2	27.5
K	10	U1	30
L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		
T1	26		

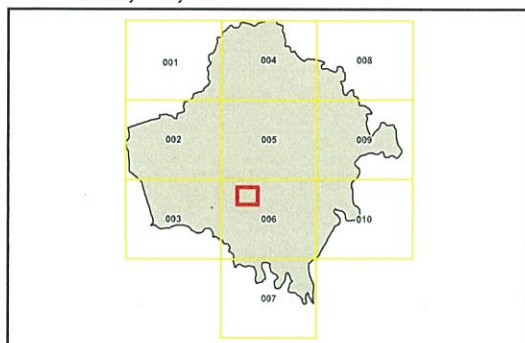
Maximum Building Height (RL(m))

7	63
14.6	91
18	105
24	
25	
33	
39	
42	
47.75	
52	

 Refer to Clause 4.3A(1)

 Subject Site

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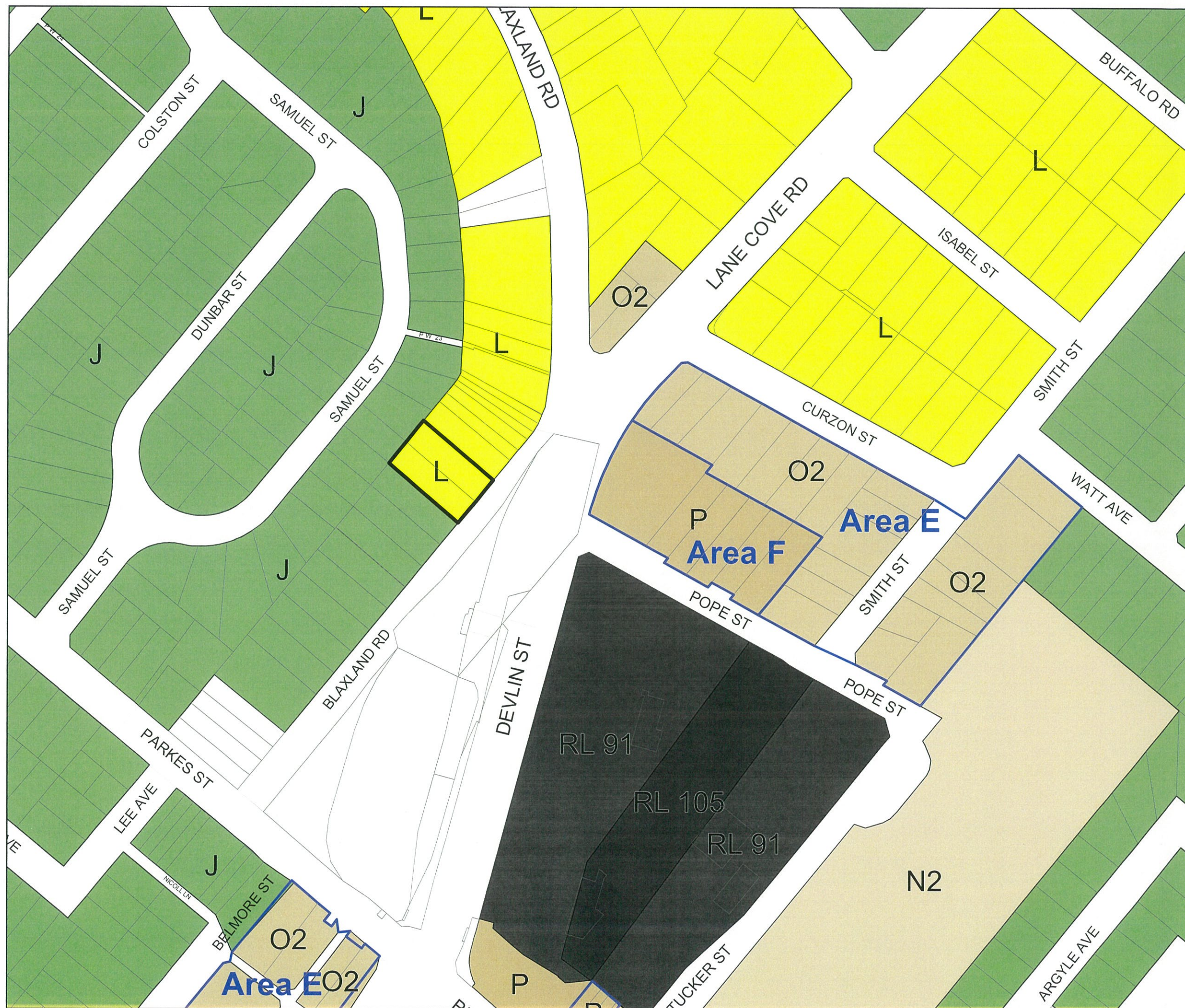


0 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:



DRAFT Height of Buildings Map - Sheet HOB_006

Maximum Building Height (m)

J	9.5	T2	27.5
K	10	U1	30
L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		
T1	26		

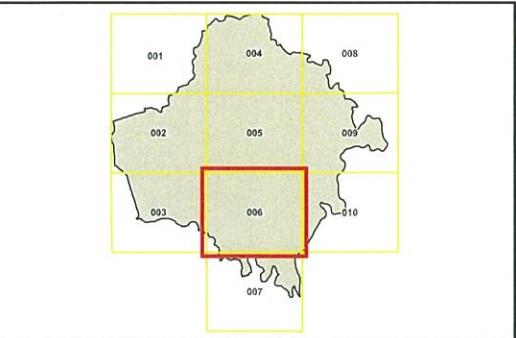
Maximum Building Height (RL(m))

7	63
14.6	91
18	105
24	
25	
33	
39	
42	
47.75	
52	

Refer to Clause 4.3A(1)

Subject Site

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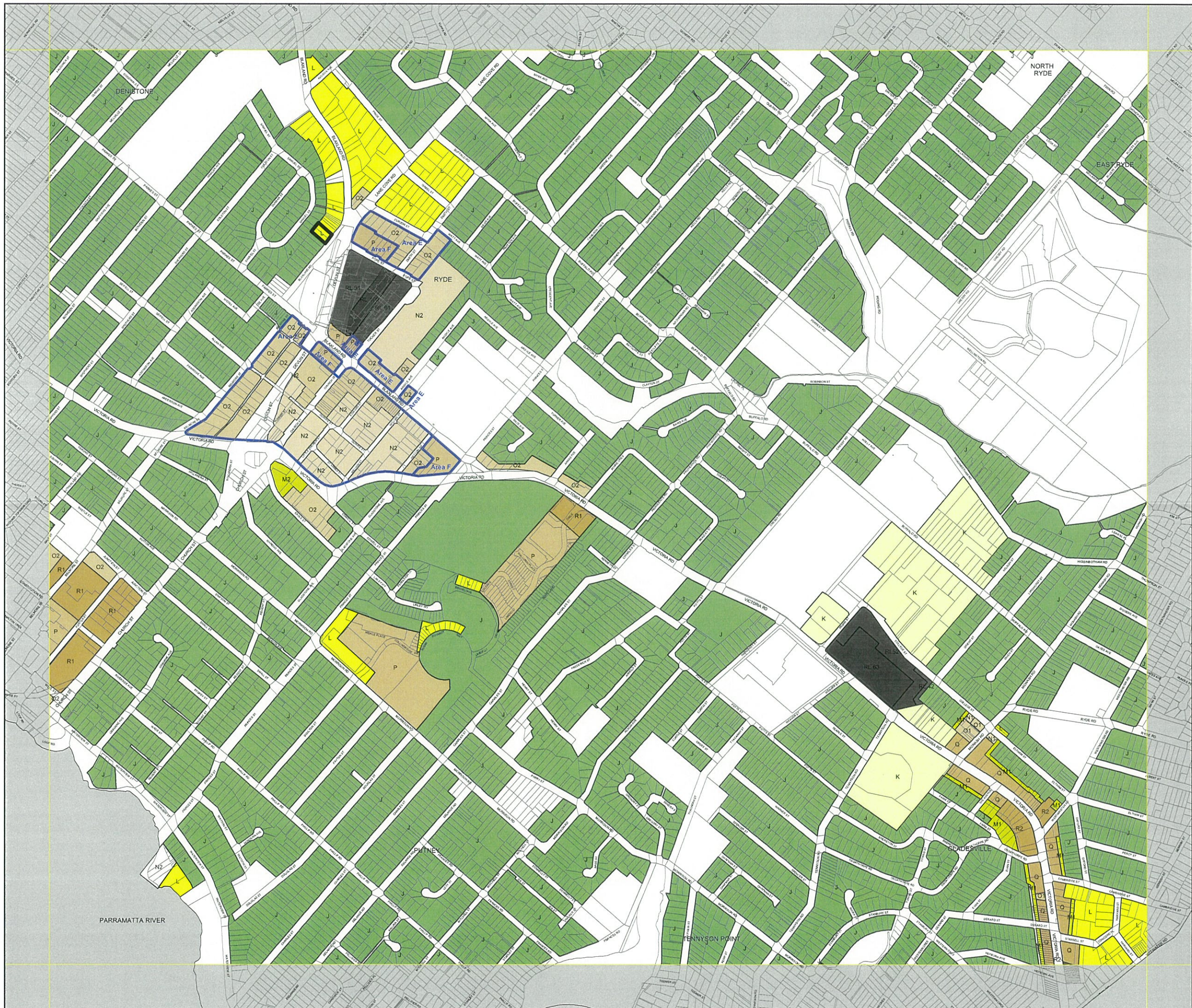


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:





DRAFT Lot Size Map
176-178 Blaxland Rd RYDE

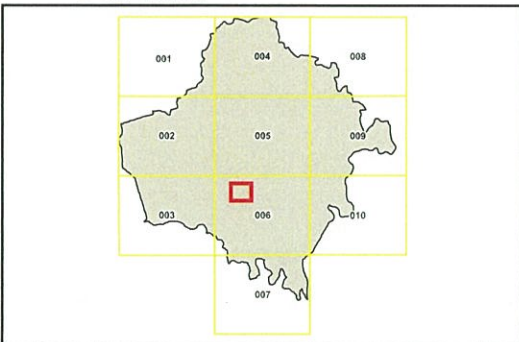
Minimum Lot Size (sq.m)

L	580
U	1800

Refer Clause 4.1C Minimum Lot Size
for battle-axe lots

☐ Subject Site

 Base data 01/01/1999. © Land and Property information (LPI) Addendum data 21/11/2016.
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Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:

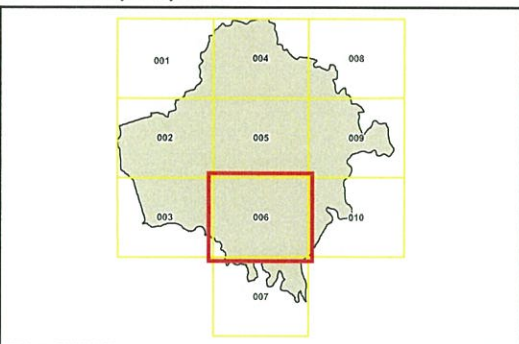


DRAFT Lot Size Map -
Sheet LSZ_006

Minimum Lot Size (sq.m)

- 580
- 1800
- Refer Clause 4.1C Minimum Lot Size for battle-axe lots
- Subject Site

Base data 01/01/1999, © Land and Property information (LPI) Addendum data 21/11/2016.
 © City of Ryde.



0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:

