

DRAFT Land Zoning Map
17 Acacia St &
16 Vera St EASTWOOD

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

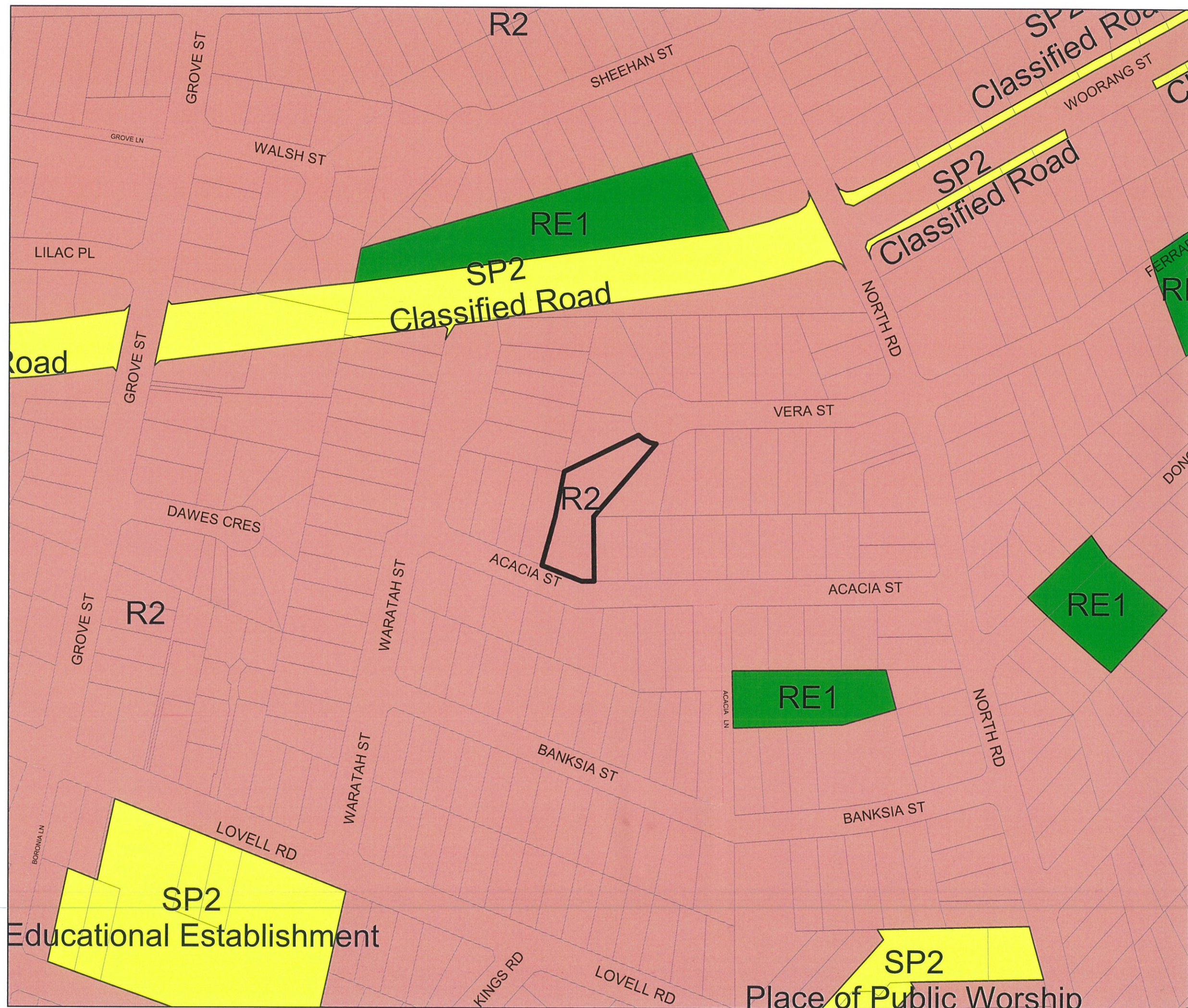
Base data 01/01/1999. © Land and Property
 information (LPI) Addendum data 24/04/2018.
 © City of Ryde.



0 20 40 80 m

Projection GDA 1994
 MGA Zone 56
 Scale: 1:2000 @ A3

Map identification number:

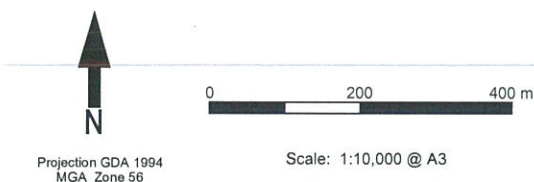
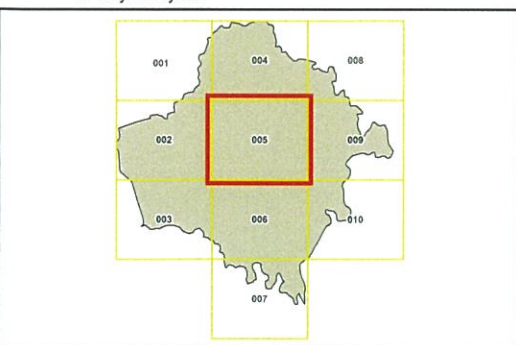


DRAFT Land Zoning Map - Sheet LZN_005

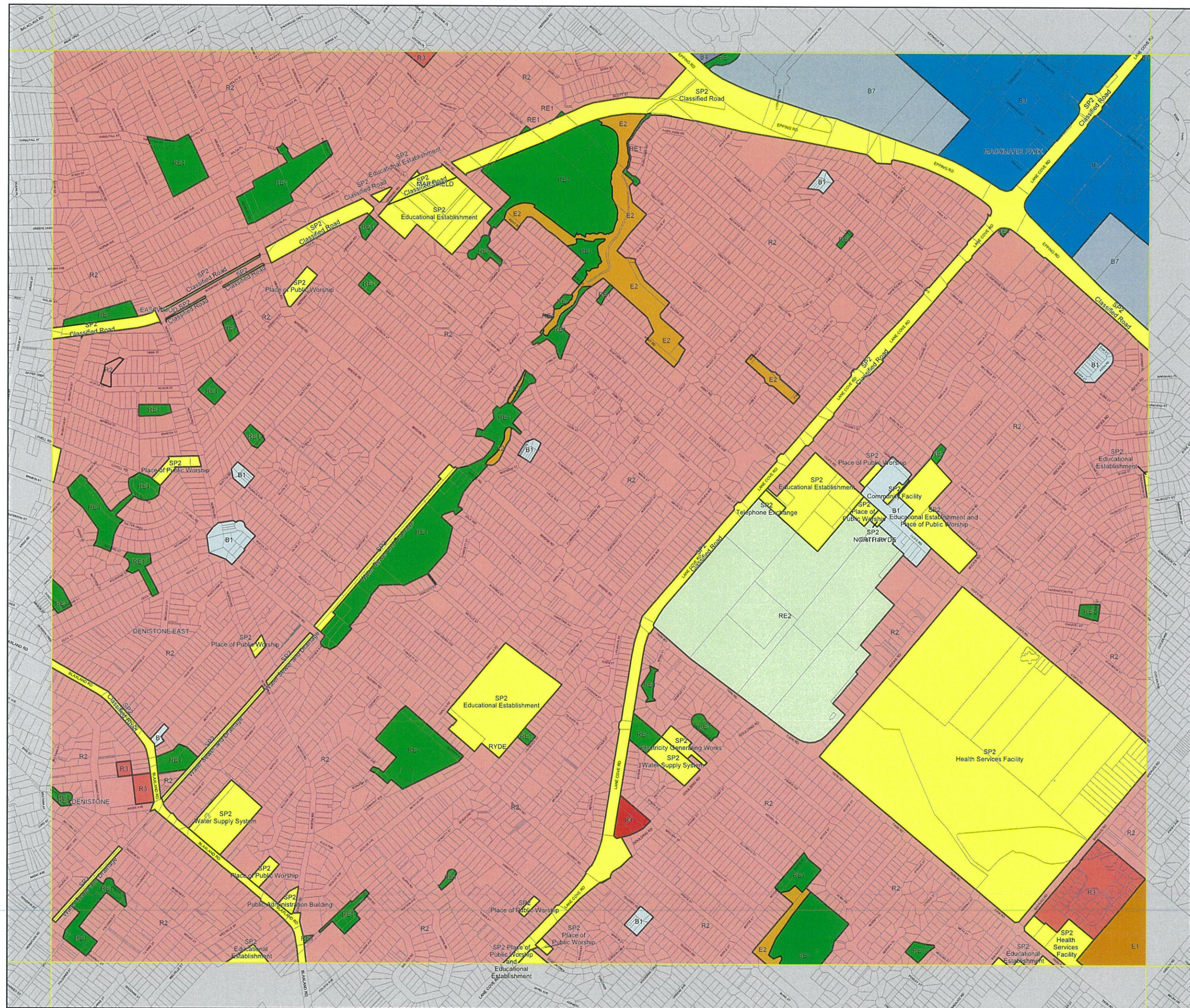
ZONE

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
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Map identification number:



DRAFT Height of Buildings Map
17 Acacia St &
16 Vera St EASTWOOD

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		

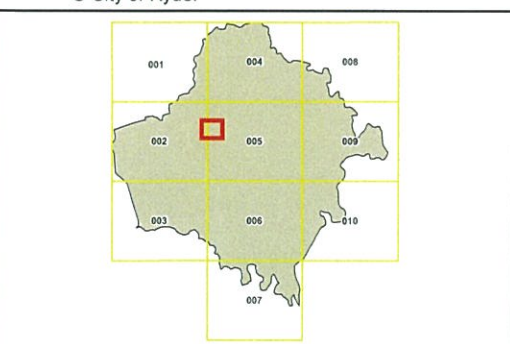
Maximum Building Height (RL(m))

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

 Refer to Clause 4.3A(1)

 Subject Site

 Base data 01/01/1999. © Land and Property information (LPI) Addendum data 24/04/2018.
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Projection GDA 1994
MGA Zone 56

0 20 40 80 m

Scale: 1:2000 @ A3

Map identification number:



DRAFT Height of Buildings Map - Sheet HOB_005

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		

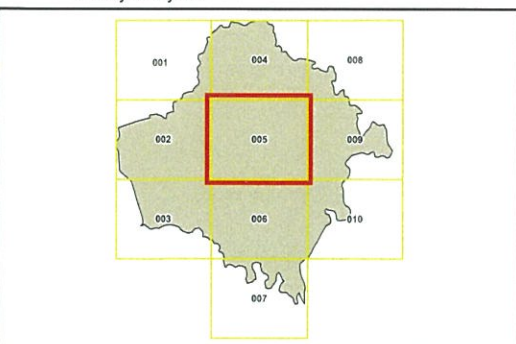
Maximum Building Height (RL(m))

7	63
14.6	91
18	105
24	
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47.75	
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Refer to Clause 4.3A(1)

Subject Site

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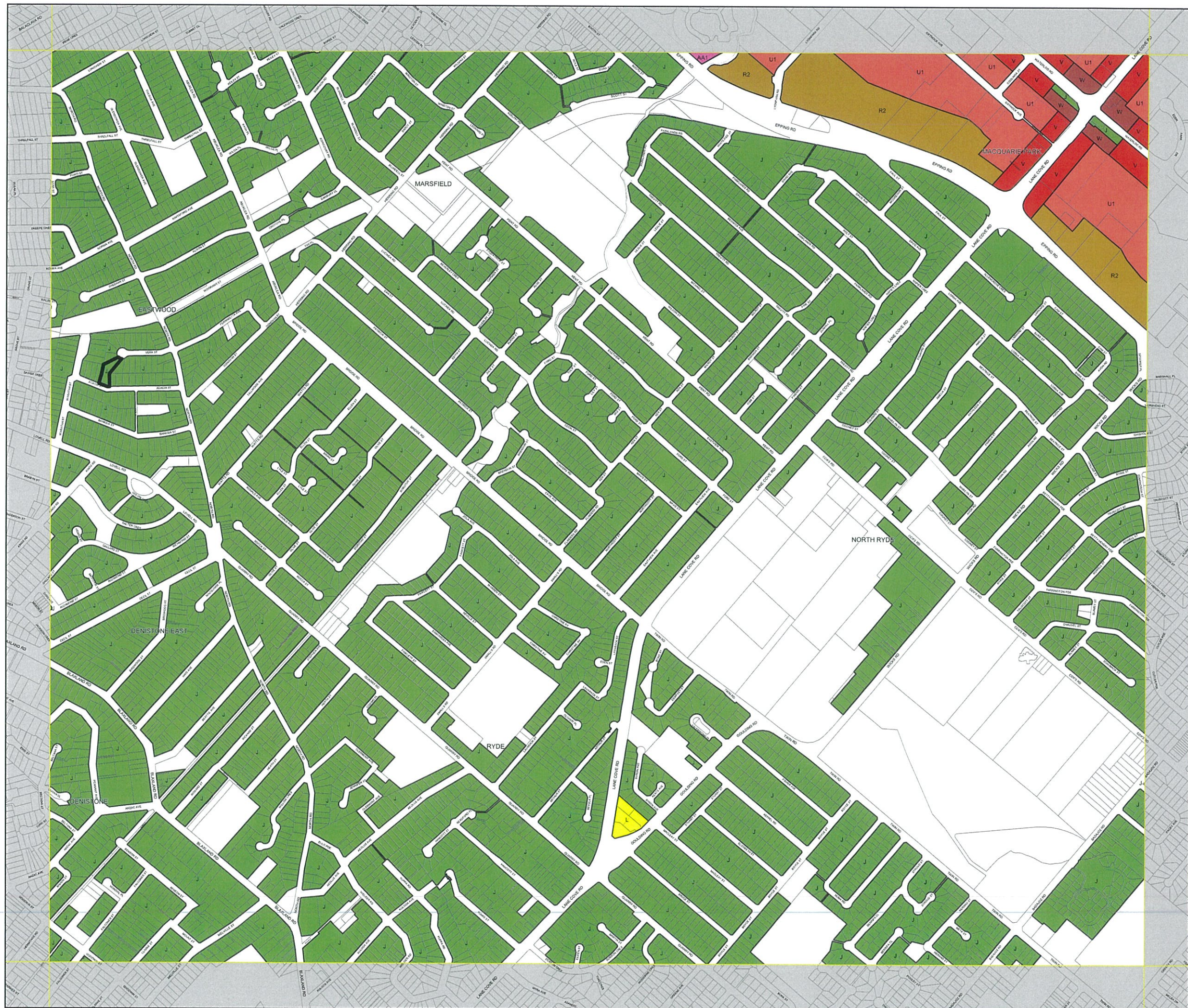


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



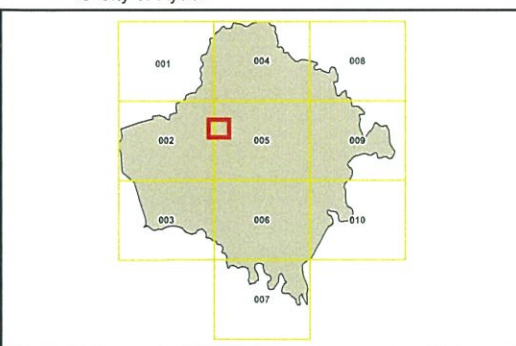
DRAFT Floor Space Ratio Map
17 Acacia St &
16 Vera St EASTWOOD

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:



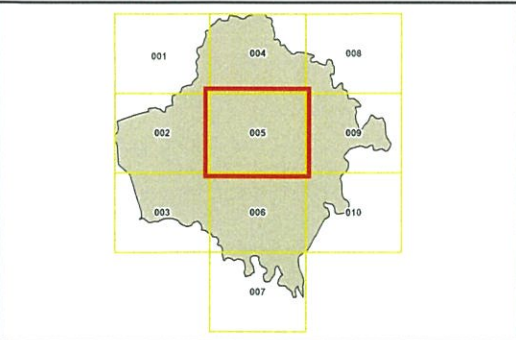
DRAFT Floor Space Ratio Map - Sheet FSR_005

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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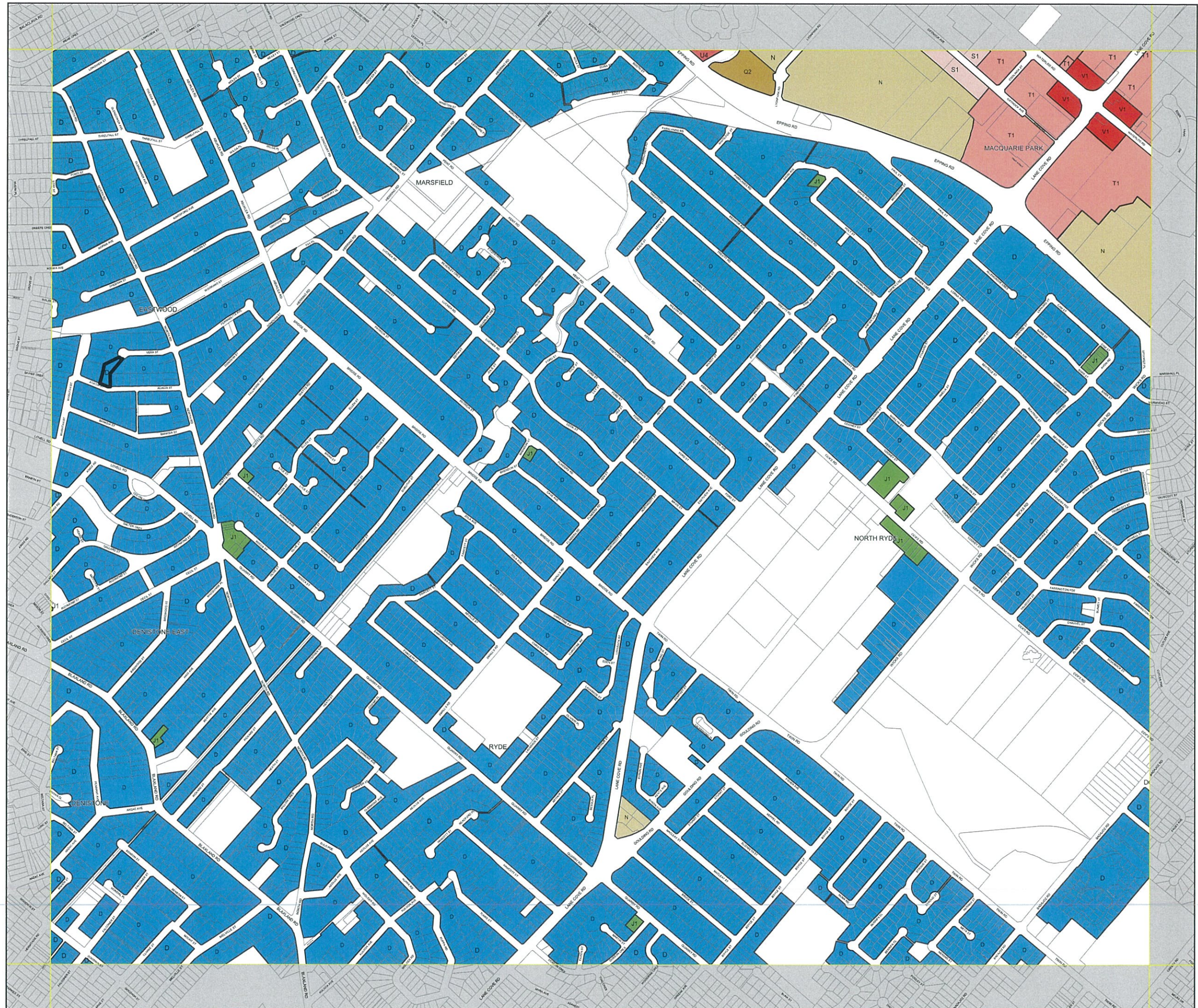


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



DRAFT Lot Size Map
17 Acacia St &
16 Vera St EASTWOOD

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 24/04/2018.
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Projection GDA 1994
 MGA Zone 56

0 20 40 80 m

Scale: 1:2000 @ A3

Map identification number:

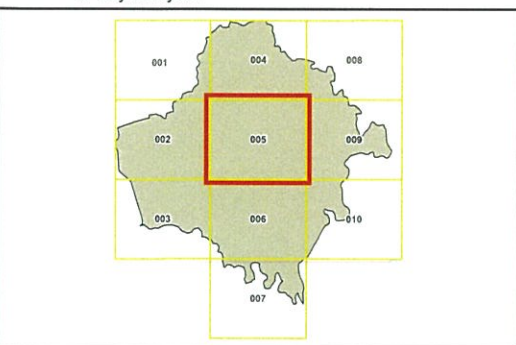


DRAFT Lot Size Map -
Sheet LSZ_005

Minimum Lot Size (sq.m)

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

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0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:

