



## Planning Proposal

10 Monash Rd & 2 College St  
Gladesville

### Part 2

Urban Design Study:  
Proposed Amendments to  
Ryde LEP & DCP 2014

April 2015

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LTD

1.0	Introduction	
1.1	Background	Pg 1
2.0	Proposed Amendments to the LEP 2014	
	Land Use Zoning	Pg 2
	Height of Buildings	Pg 3
	Floor Space Ratio	Pg 4
	Gladesville Town Centre	Pg 5
	Lot Size	Pg 6
3.0	Building Envelopes	
3.1	Building Envelope Plan	Pg 7
3.2	Building Envelope 3d	Pg 8

### 1.1 Background

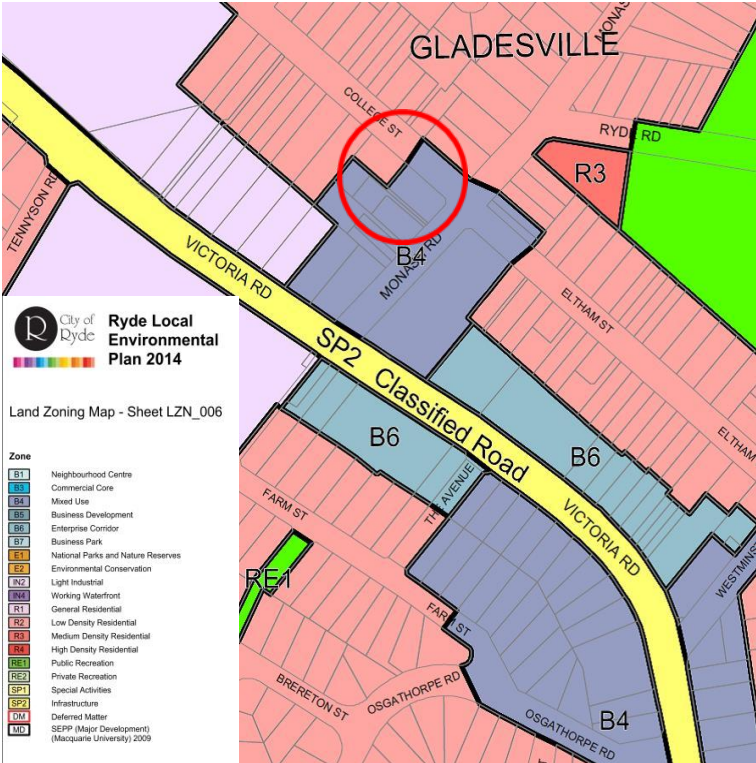
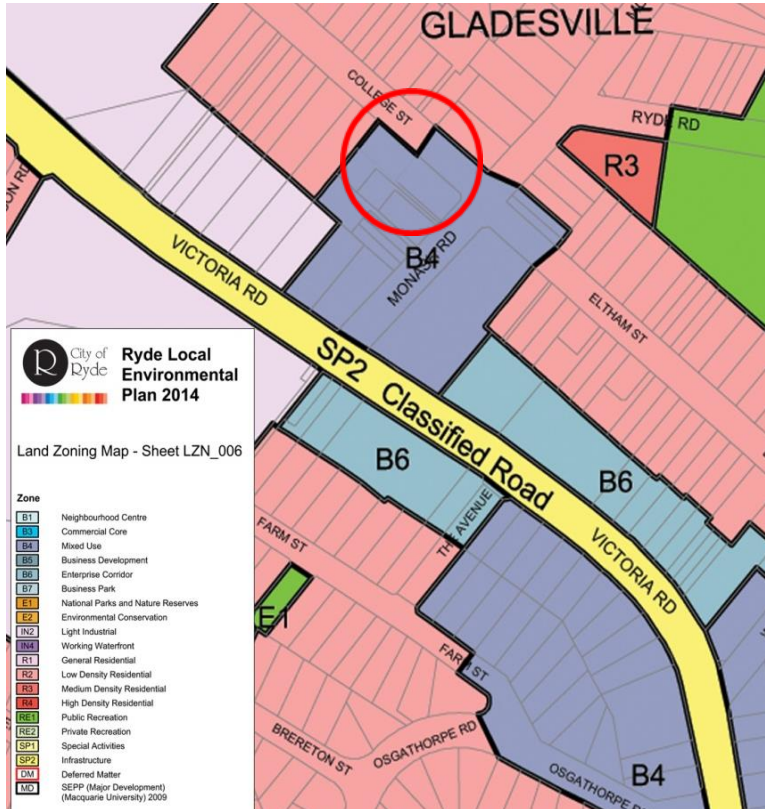
The proposed amendments to the planning controls form part of a Planning Proposal for the re-zoning of the lot at 2 College Street and the amendment of the development controls for 10 Monash Road and 2 College Street Gladesville.

The proposed amendments to the Ryde LEP 2014 are shown in Section 2 of this document and the proposed amendments to the Monash Road Key Site in DCP 2014 are shown in Section 3.

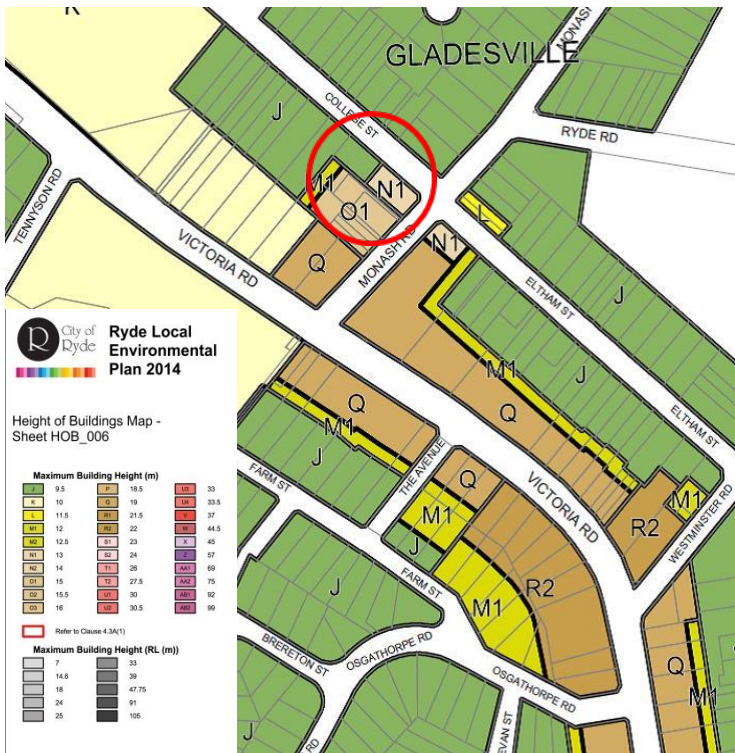
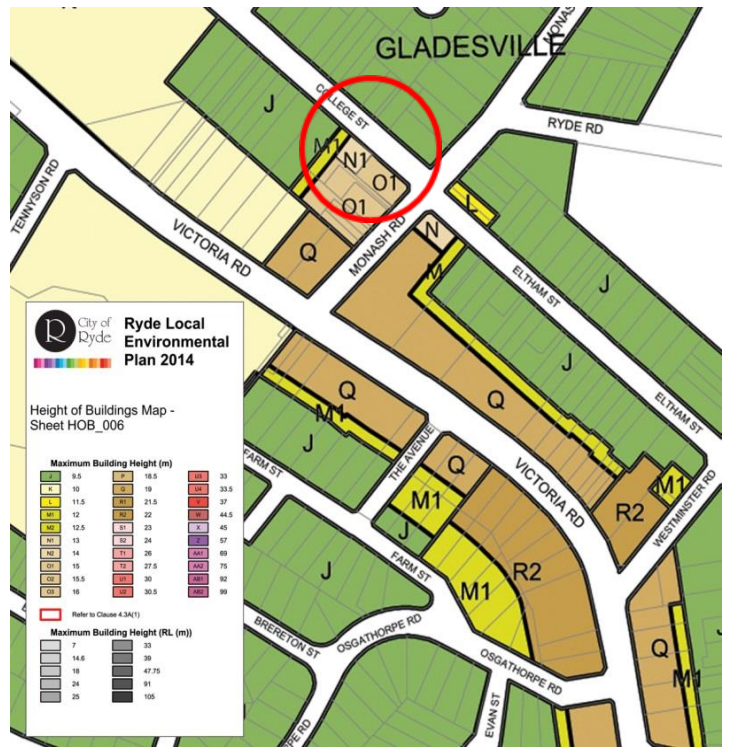
This Urban Design Study Report was prepared in April 2015.

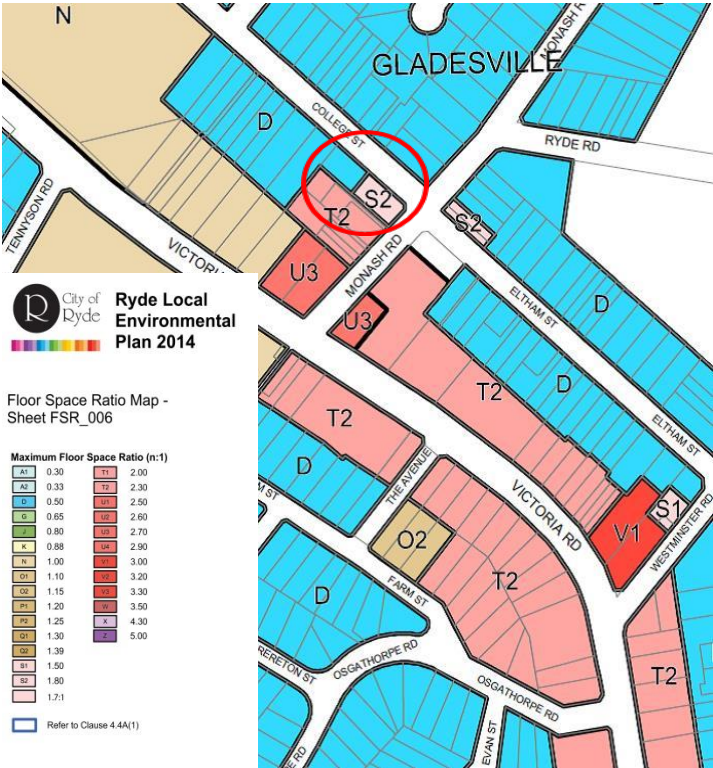
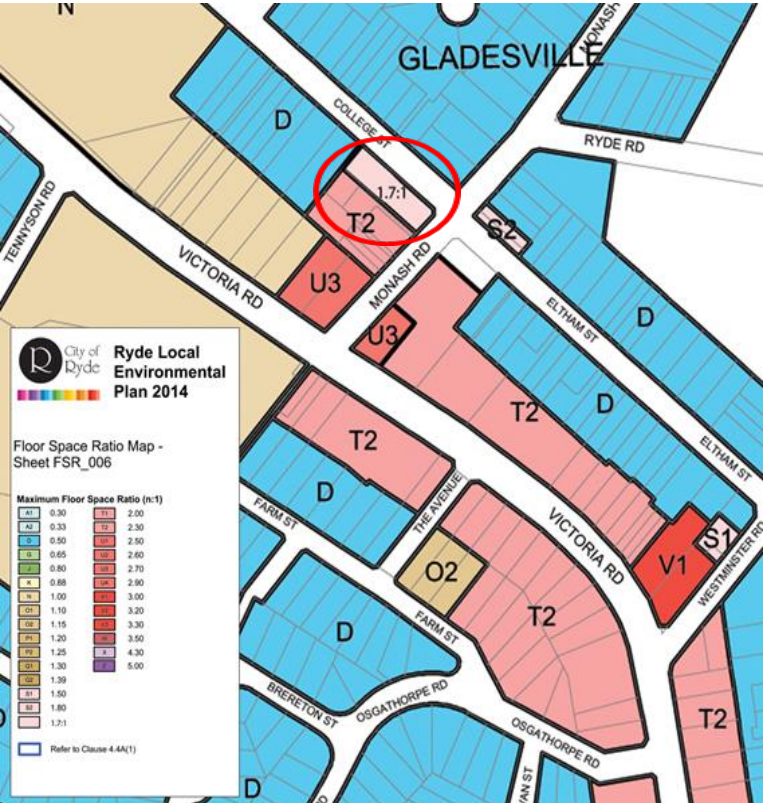
## 2. Proposed Amendments to the LEP 2014

Table provided by City of Ryde

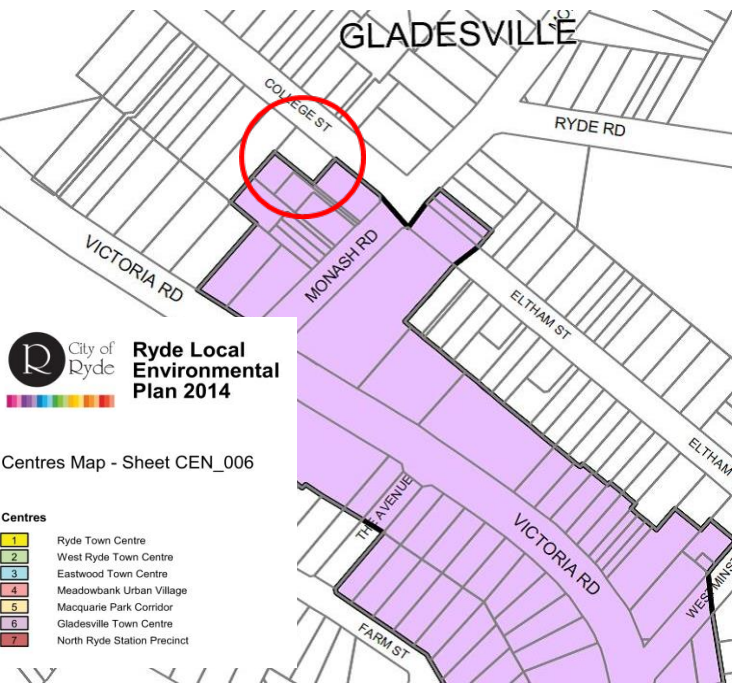
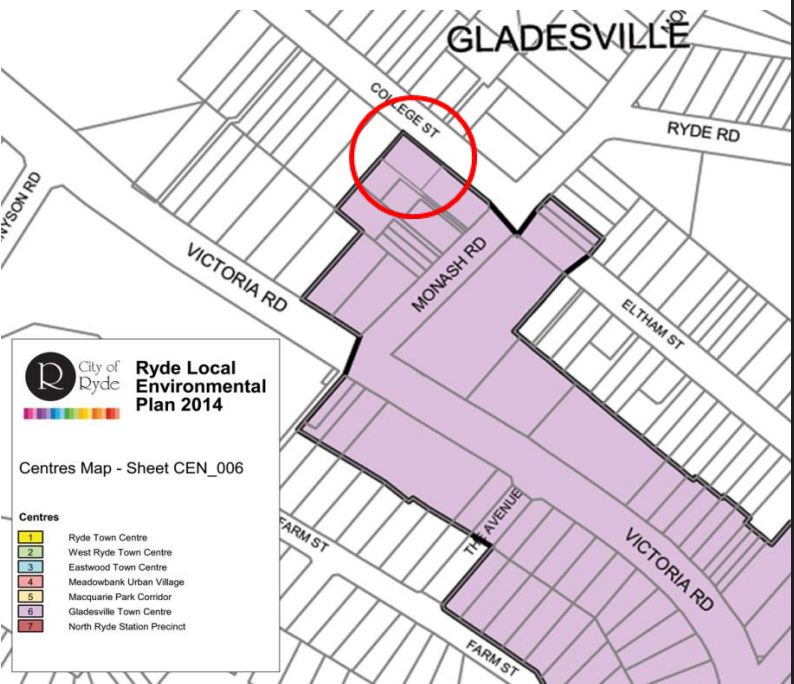
Description of Amendment to Ryde LEP 2014 (Property and Proposed Change)	Existing Ryde LEP Map Extract	Proposed Ryde LEP Map Extract
<p><b>2 College Street:</b> Amend Ryde LEP 2014 Map <i>Land Zoning Map – Sheet LZN_006</i> to rezone from R2 Low Density Residential to B4 Mixed Use (Note: 10 Monash Road is zoned B4 Mixed Use)</p>	<p>Existing Land Use as shown on extract of <i>Land Zoning Map – Sheet LZN_006</i></p> 	<p>Draft (extract) <i>Land Zoning Map – Sheet LZN_006</i></p> 

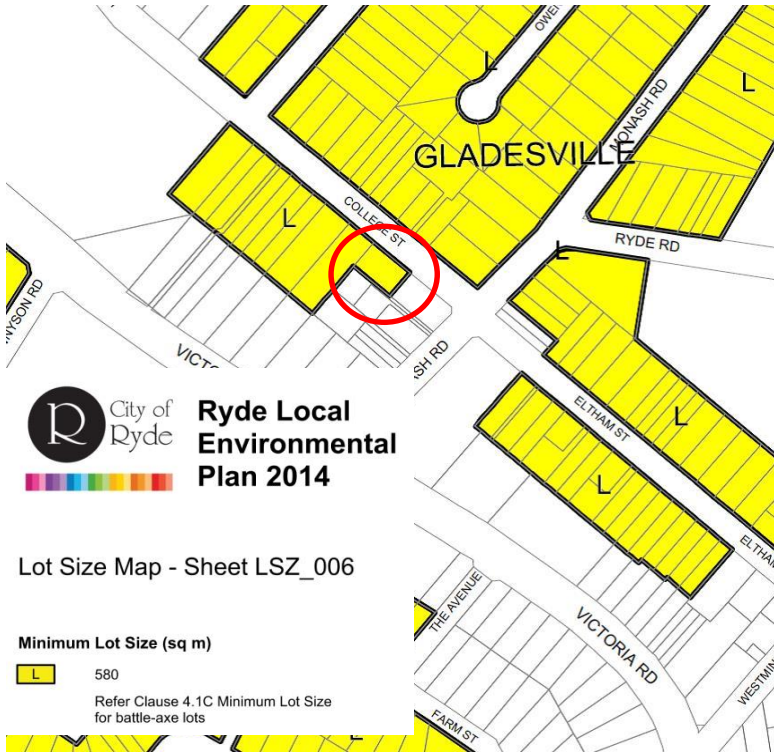
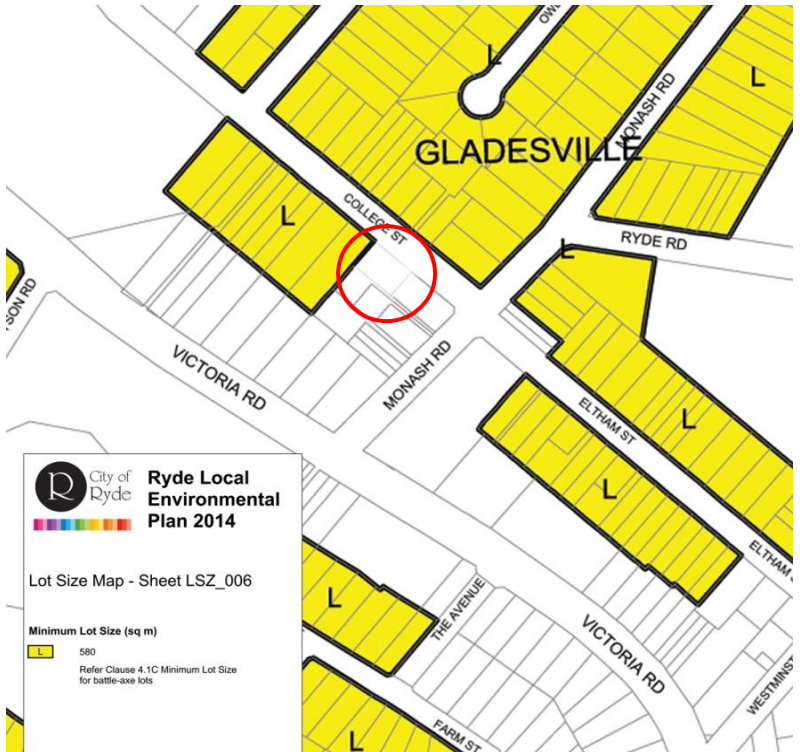


Description of Amendment to Ryde LEP 2014 (Property and Proposed Change)	Existing Ryde LEP Map Extract	Proposed Ryde LEP Map Extract
<p><b>2 College St and 10 Monash Road:</b> Amend Ryde LEP 2014 <i>Height of Buildings Map - Sheet HOB_06</i> to change the maximum building height as follows:</p> <ul style="list-style-type: none"> <li>from a maximum of 9.5m to a maximum of 12m and 13 m at 2 College Street</li> <li>from a maximum of 13m to a maximum of 15 m at 10 Monash Road</li> </ul>	<p>Existing maximum building height as shown on extract of <i>Height of Buildings Map - Sheet HOB_06</i></p> 	<p>Draft (extract) <i>Height of Buildings Map - Sheet HOB_06</i></p> 

Description of Amendment to Ryde LEP 2014 (Property and Proposed Change)	Existing Ryde LEP Map Extract	Proposed Ryde LEP Map Extract
<p><b>2 College St and 10 Monash Road:</b> Amend Ryde LEP 2014 <i>Floor Space Ratio Map – Sheet FSR_006</i> to change the maximum floor space ratio (FSR) applicable to 2 College Street (currently 0.5:1) and 10 Monash Road (currently 1.8:1) to permit a maximum FSR of 1.7:1 across both 2 College Street and 10 Monash Road</p>	<p>Existing maximum floor space ratio as shown on extract of <i>Floor Space Ratio Map – Sheet FSR_006</i></p> 	<p>Draft (extract) <i>Floor Space Ratio Map – Sheet FSR_006</i></p> 



Description of Amendment to Ryde LEP 2014 (Property and Proposed Change)	Existing Ryde LEP Map Extract	Proposed Ryde LEP Map Extract
<p><b>2 College Street:</b> Add 2 College Street to the area identified as Gladesville Town Centre under Ryde LEP 2014</p>	<p>Existing boundary of Gladesville Town Centre as shown on <i>Centres Map Sheet CEN_006</i></p> 	<p>Draft (extract) <i>Centres Map Sheet CEN_006</i></p> 

Description of Amendment to Ryde LEP 2014 (Property and Proposed Change)	Existing Ryde LEP Map Extract	Proposed Ryde LEP Map Extract
<p><b>2 College Street:</b> In association with the proposed rezoning of 2 College Street, remove the minimum Lot Size control from affecting 2 College Street (minimum Lot Size applies to R2 Low Density Residential land and not to the B4 Mixed Use zone)</p>	<p>Minimum Lot Sizes as shown on extract of <i>Lot Size Map</i> – Sheet LSZ_006</p>  <p>City of Ryde Ryde Local Environmental Plan 2014</p> <p>Lot Size Map - Sheet LSZ_006</p> <p>Minimum Lot Size (sq m)  <span style="background-color: yellow; border: 1px solid black; padding: 2px;">L</span> 580  Refer Clause 4.1C Minimum Lot Size for battle-axe lots</p>	<p>Proposed map with change</p>  <p>City of Ryde Ryde Local Environmental Plan 2014</p> <p>Lot Size Map - Sheet LSZ_006</p> <p>Minimum Lot Size (sq m)  <span style="background-color: yellow; border: 1px solid black; padding: 2px;">L</span> 580  Refer Clause 4.1C Minimum Lot Size for battle-axe lots</p>





### 3.2 Building Envelope 3d

