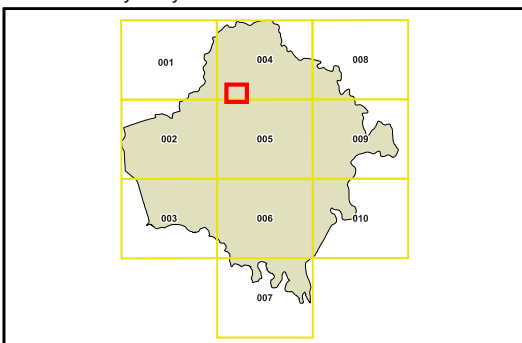


CURRENT Land Zoning Map
3-5 Vincentia Street MARSFIELD

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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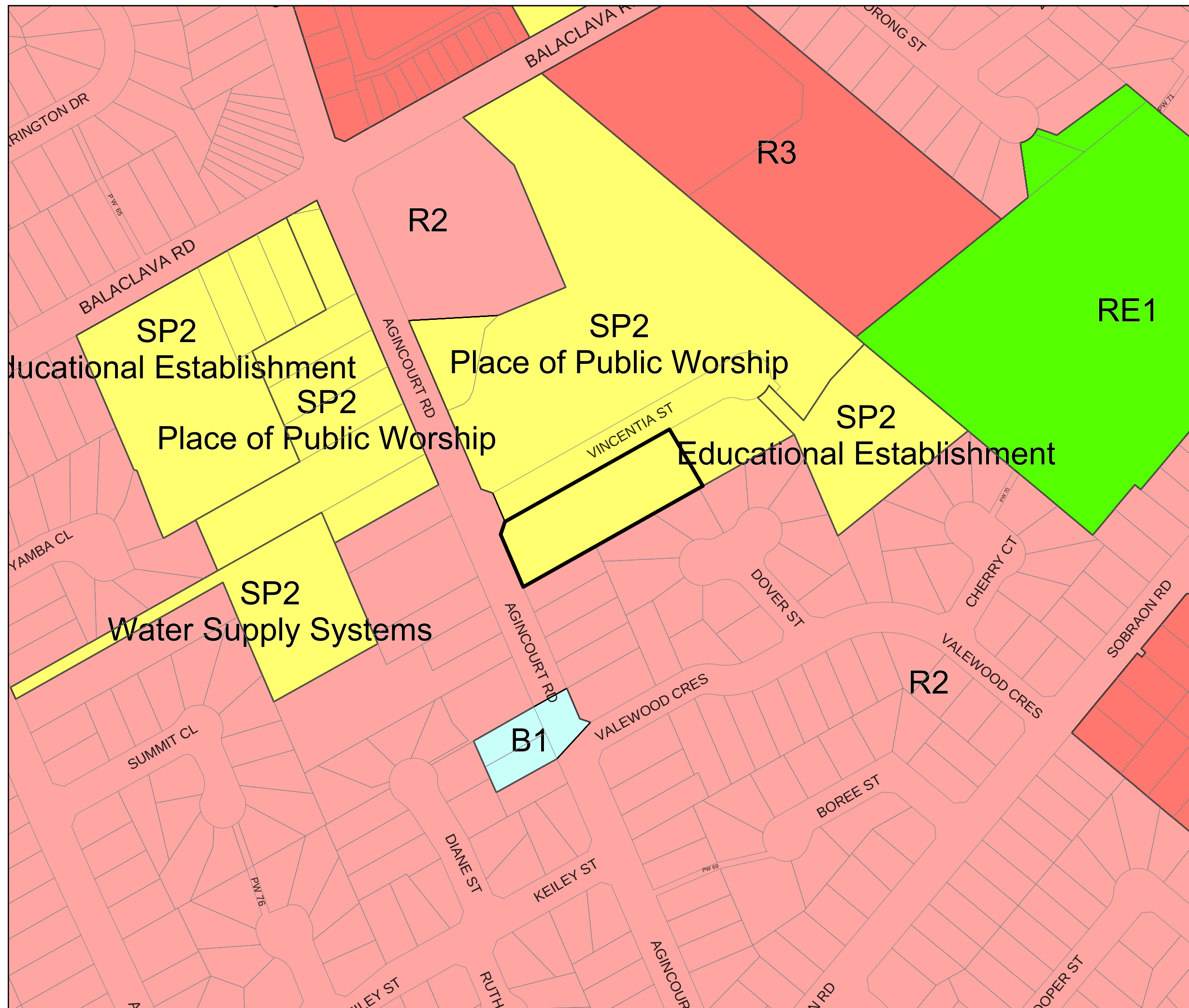


0 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:

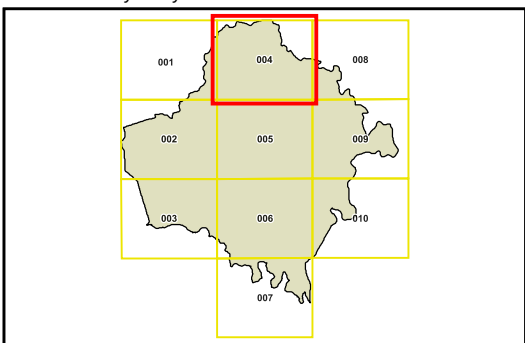


Land Zoning Map - Sheet LZN_004

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

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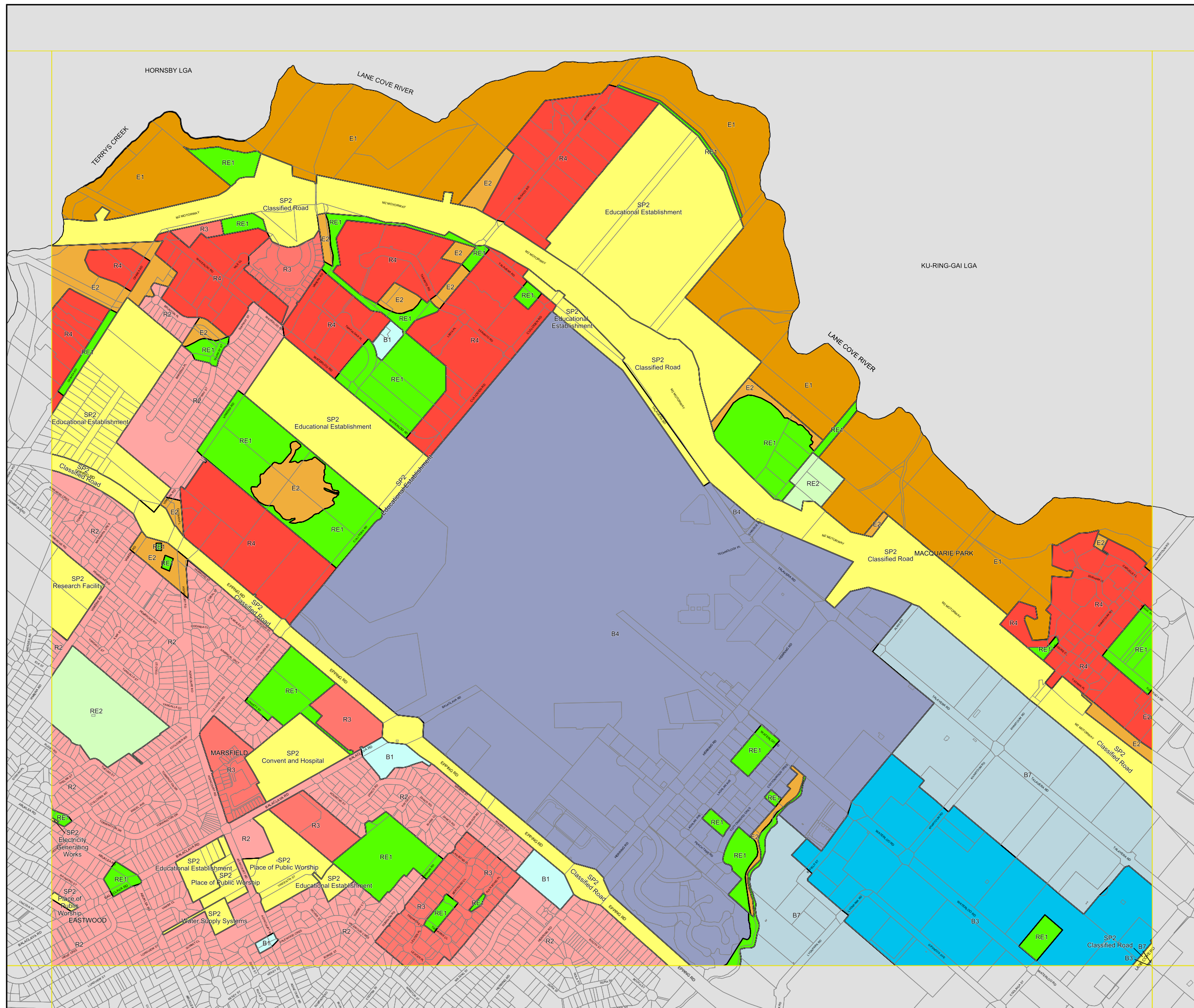


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
6700_COM_LZN_004_010_20170418





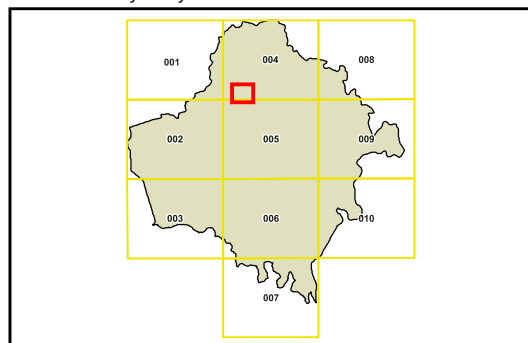
Maximum Floor Space Ratio (n:1)

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

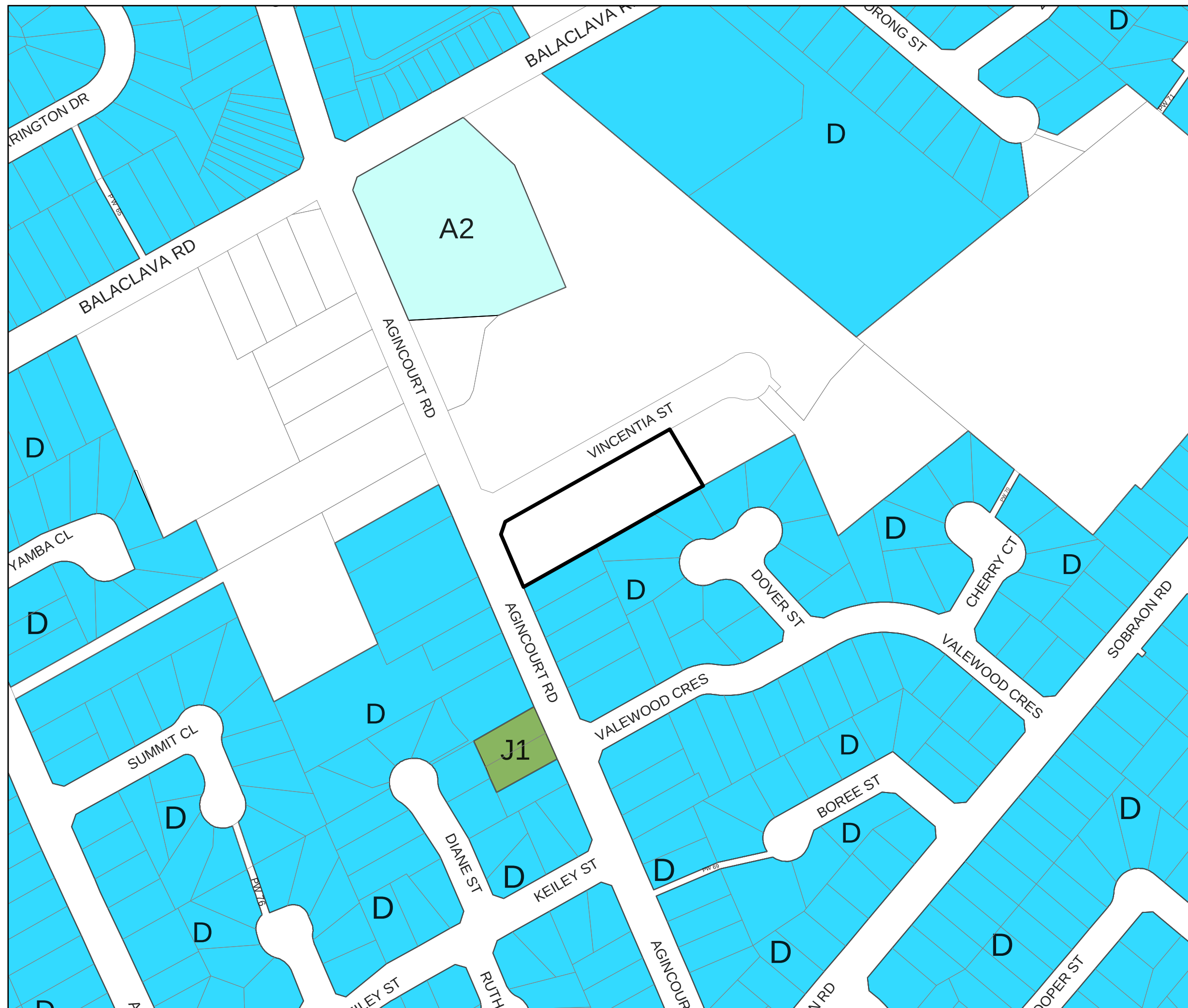
Base data 01/01/1999. © Land and Property
information (LPI) Addendum data 21/11/2016.
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Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:



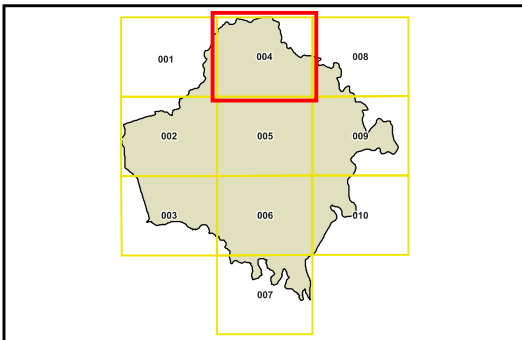
Floor Space Ratio Map - Sheet FSR_004

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)

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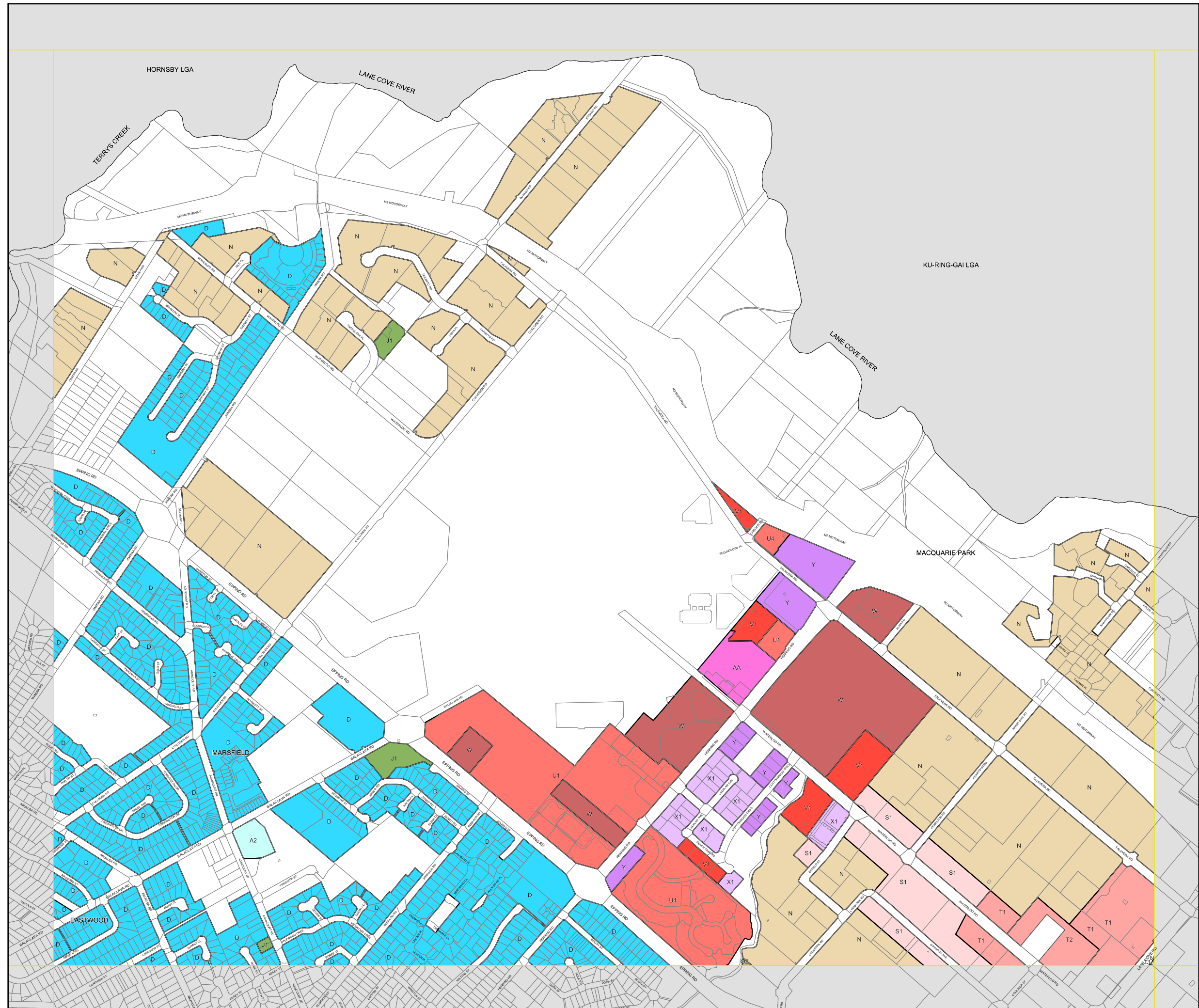


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
6700_COM_FSR_004_010_20170418



CURRENT Height of Buildings Map
3-5 Vincentia Street MARSFIELD

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		

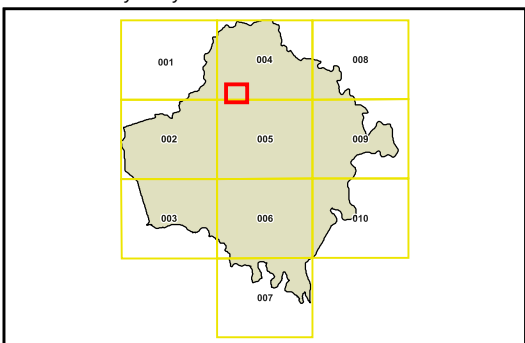
Maximum Building Height (RL(m))

	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 21/11/2016.
© City of Ryde.



0 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:



Height of Buildings Map - Sheet HOB_004

Maximum Building Height (m)

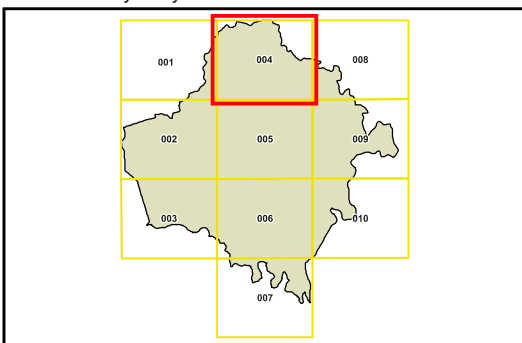
J	9.5	T2	27.5
K	10	U1	30
L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		
T1	26		

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)

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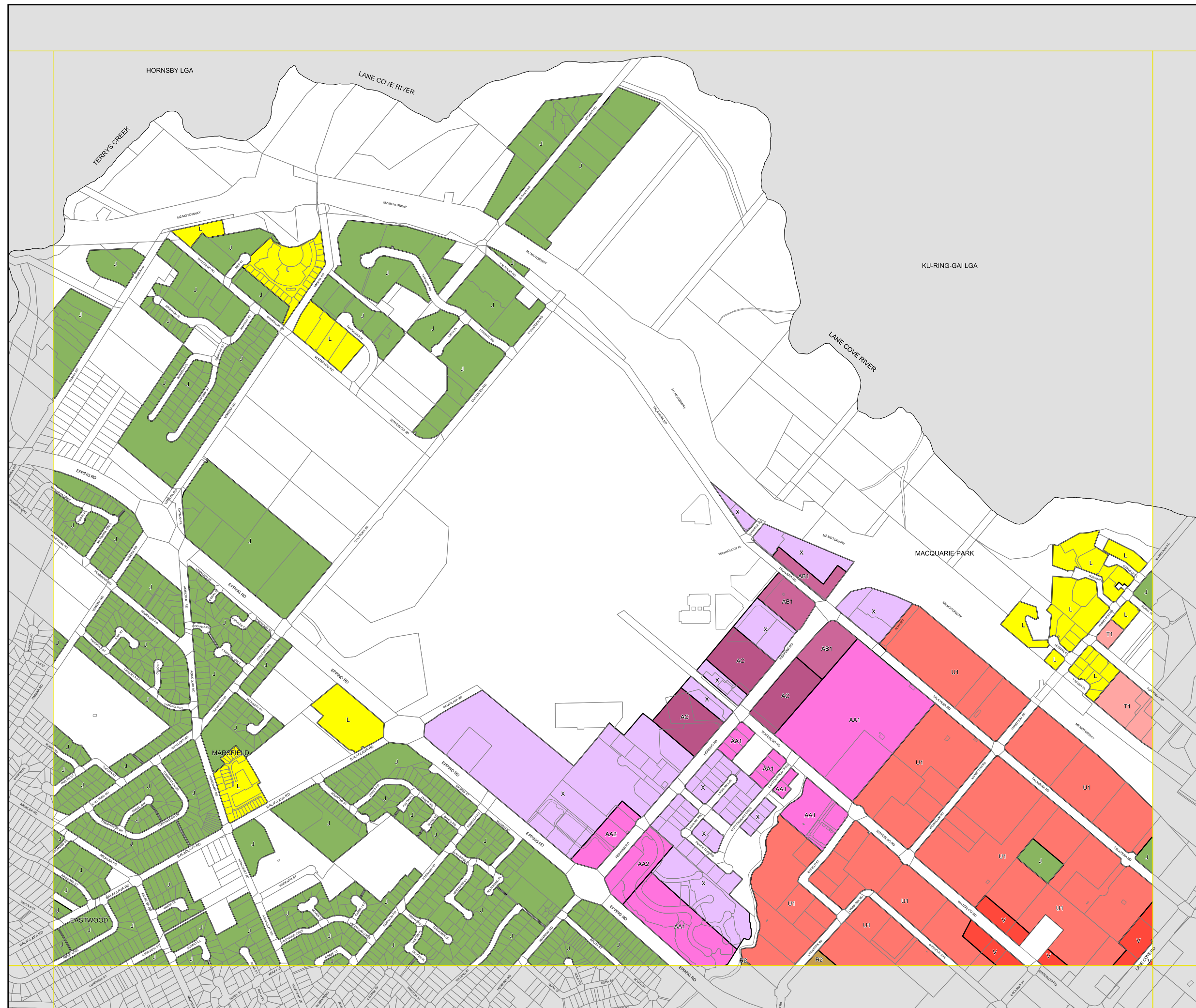


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
 6700_COM_HOB_004_010_20170418



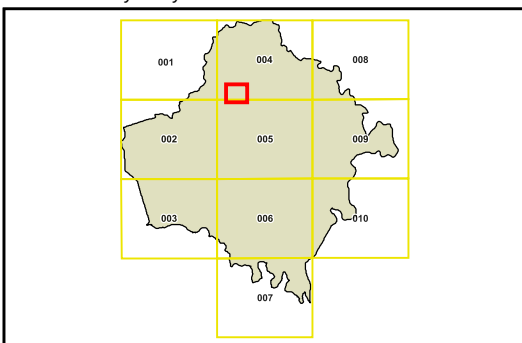
CURRENT Lot Size Map
3-5 Vincentia Street MARSFIELD

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 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:

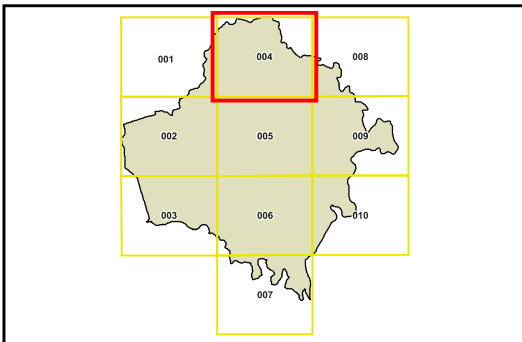


Lot Size Map - Sheet LSZ_004

Minimum Lot Size (sq.m)

- L 580
 - U 1800
- Refer Clause 4.1C Minimum Lot Size for battle-axe lots

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

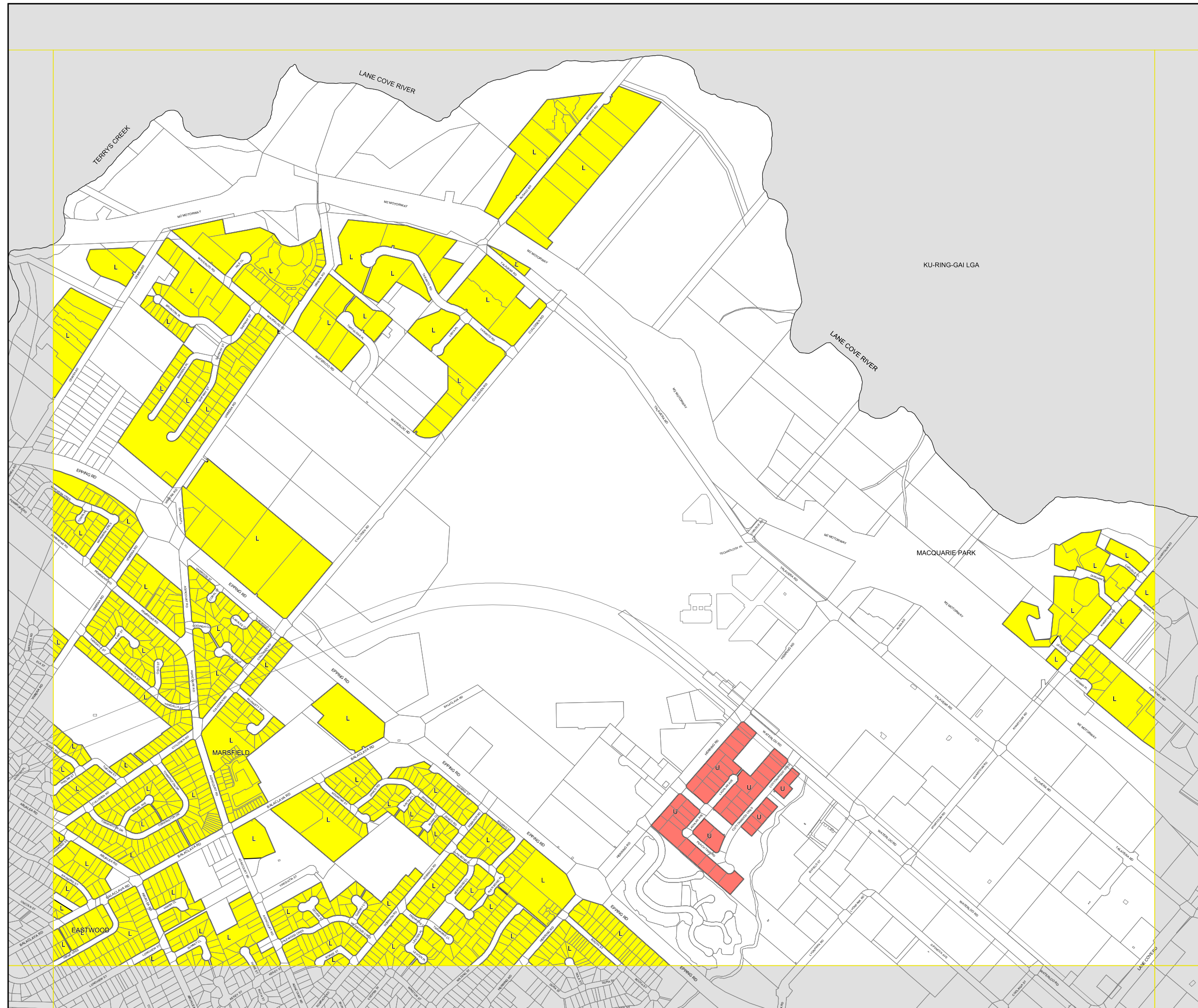


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
 6700_COM_LSZ_004_010_20161121



DRAFT Land Zoning Map
3-5 Vincentia Street MARSFIELD

- 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

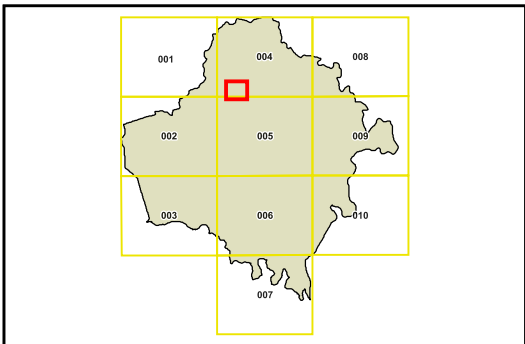
Infrastructure

DM

Deferred Matter

Subject Site

Base data 01/01/1999. © Land and Property
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© City of Ryde.

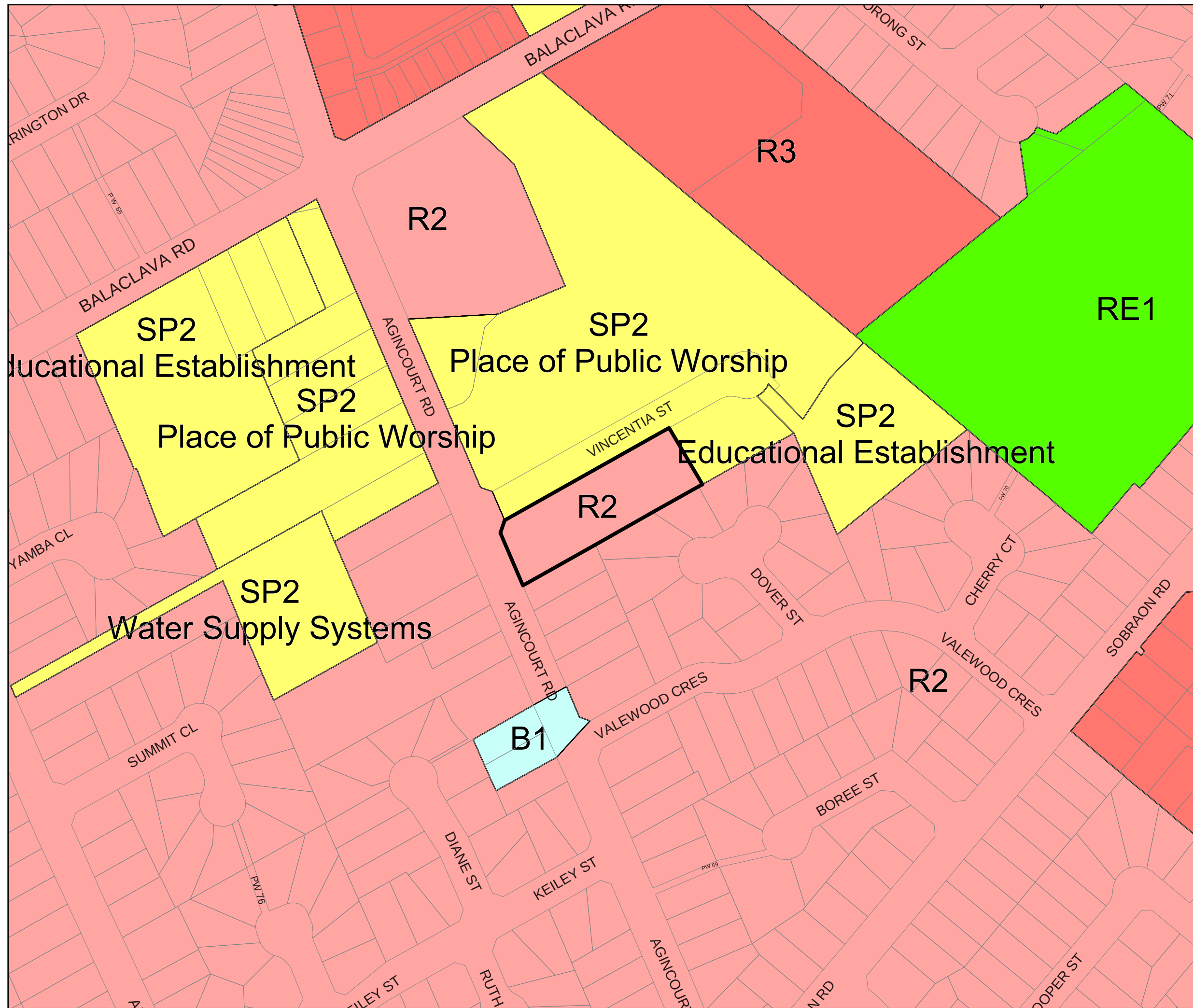


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Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:

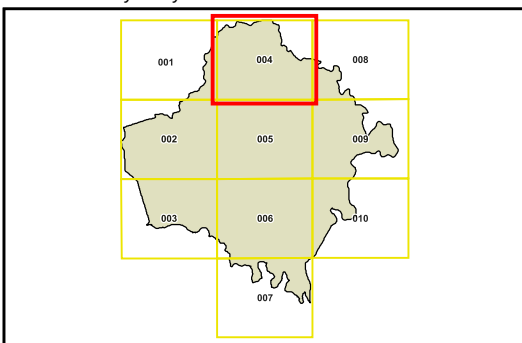


DRAFT Land Zoning Map - Sheet LZN_004

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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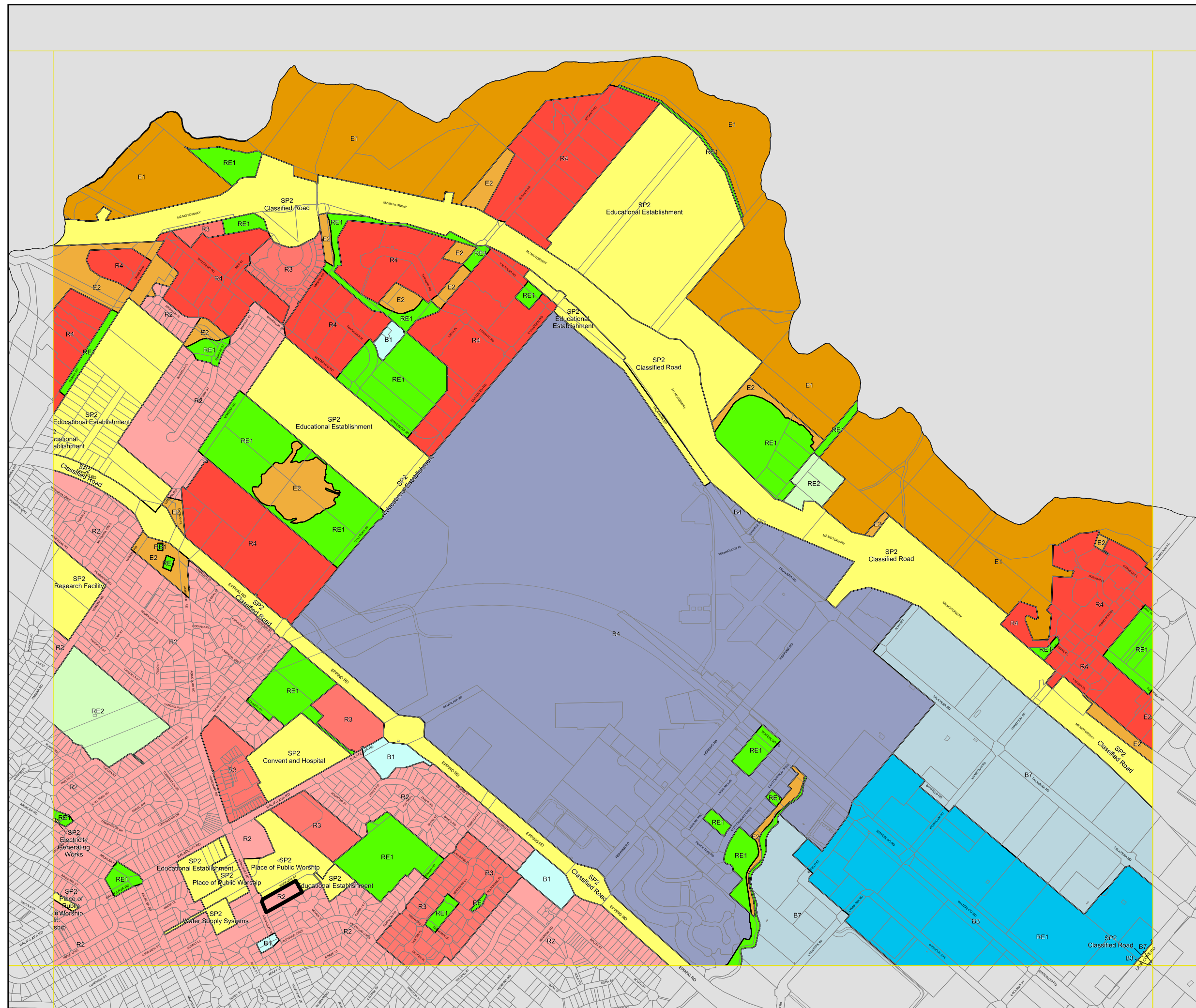


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



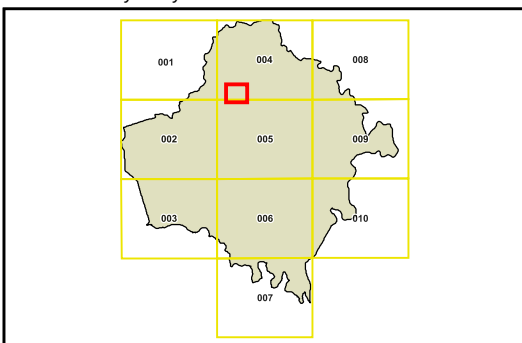
**DRAFT Floor Space Ratio Map
3-5 Vincentia Street MARSFIELD**

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 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:



DRAFT Floor Space Ratio Map - Sheet FSR_004

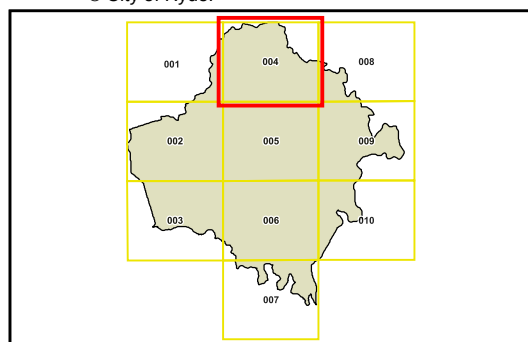
Maximum Floor Space Ratio (n:1)

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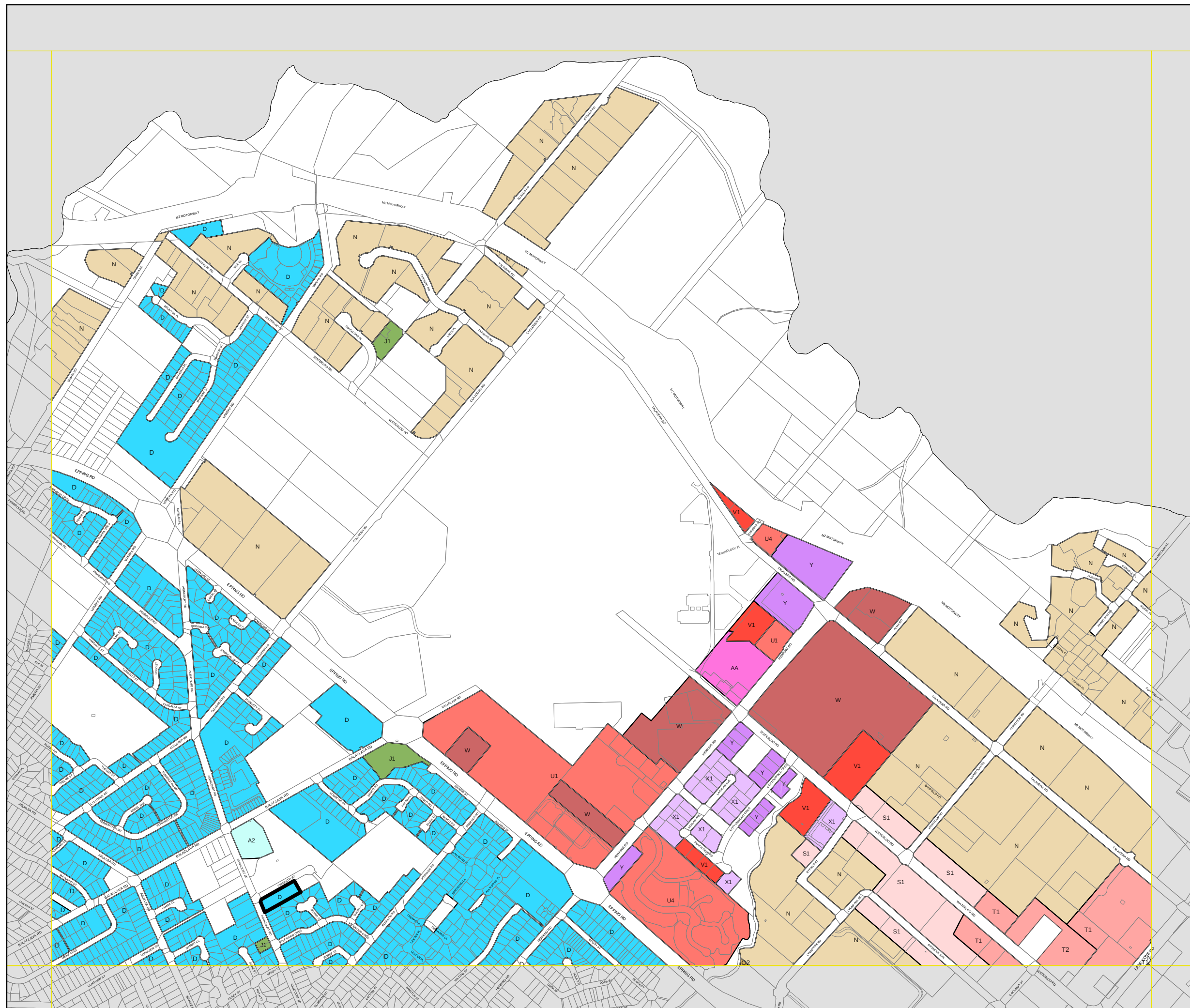


0 200 400 m

Projection GDA 1994
 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



**DRAFT Height of Buildings Map
3-5 Vincentia Street MARSFIELD**

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		

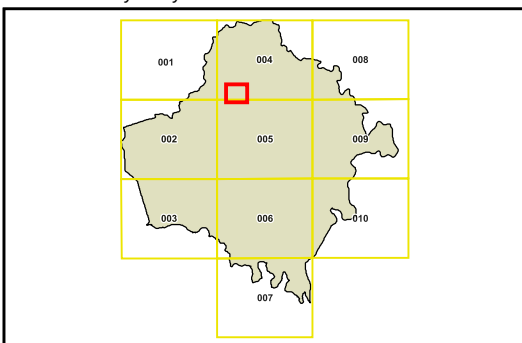
Maximum Building Height (RL(m))

	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 21/11/2016.
© City of Ryde.



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_004

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		

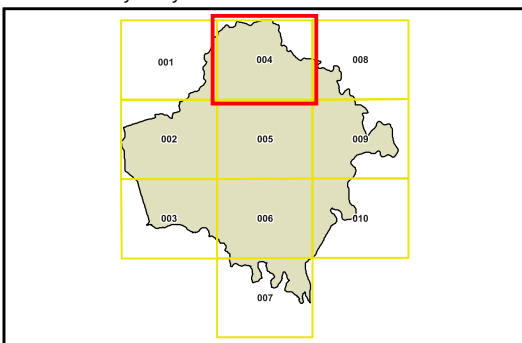
Maximum Building Height (RL(m))

	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 21/11/2016.
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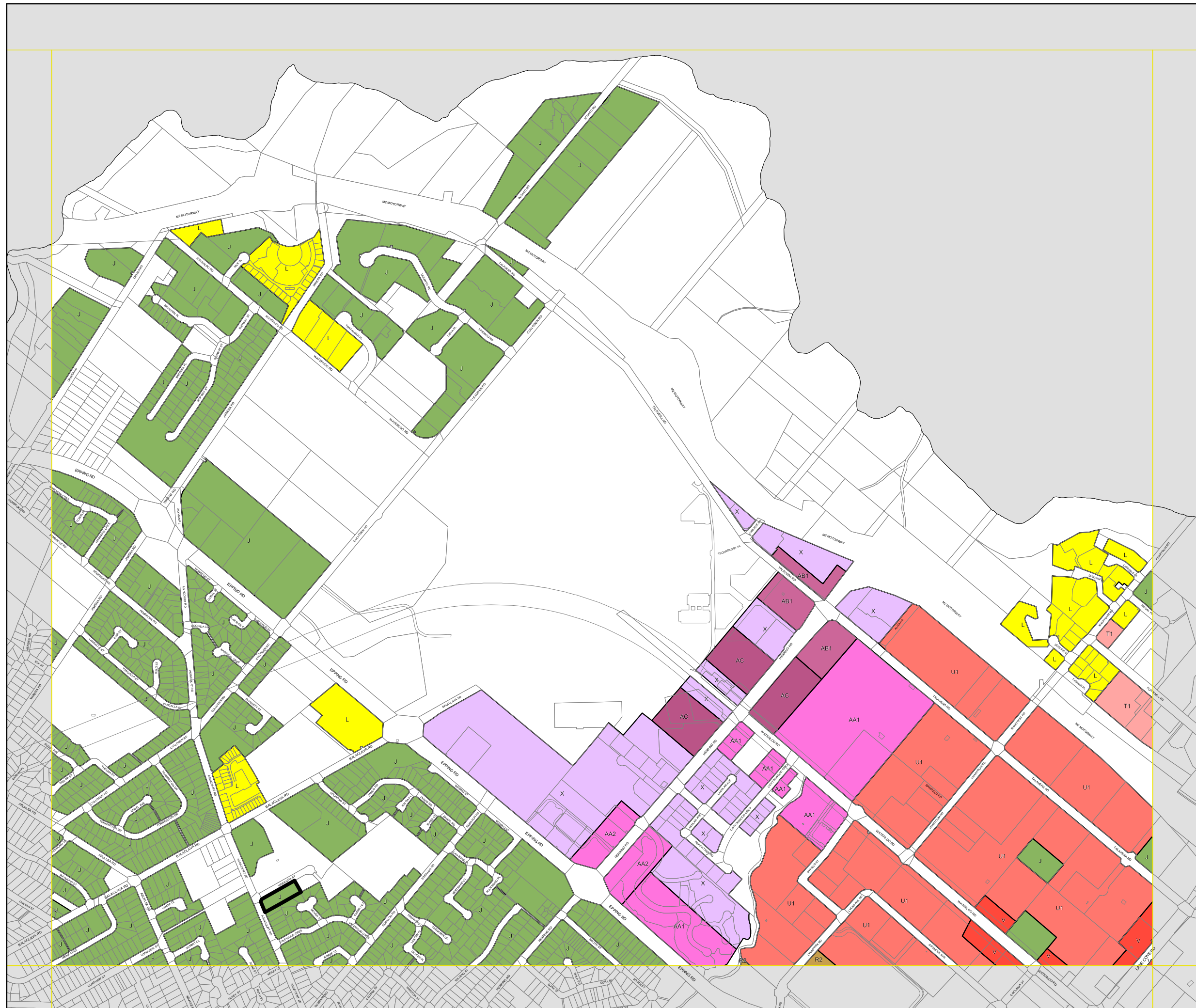


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:

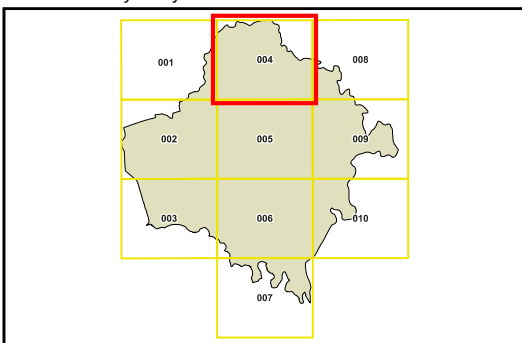


DRAFT Lot Size Map - Sheet LSZ_004

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. © City of Ryde.

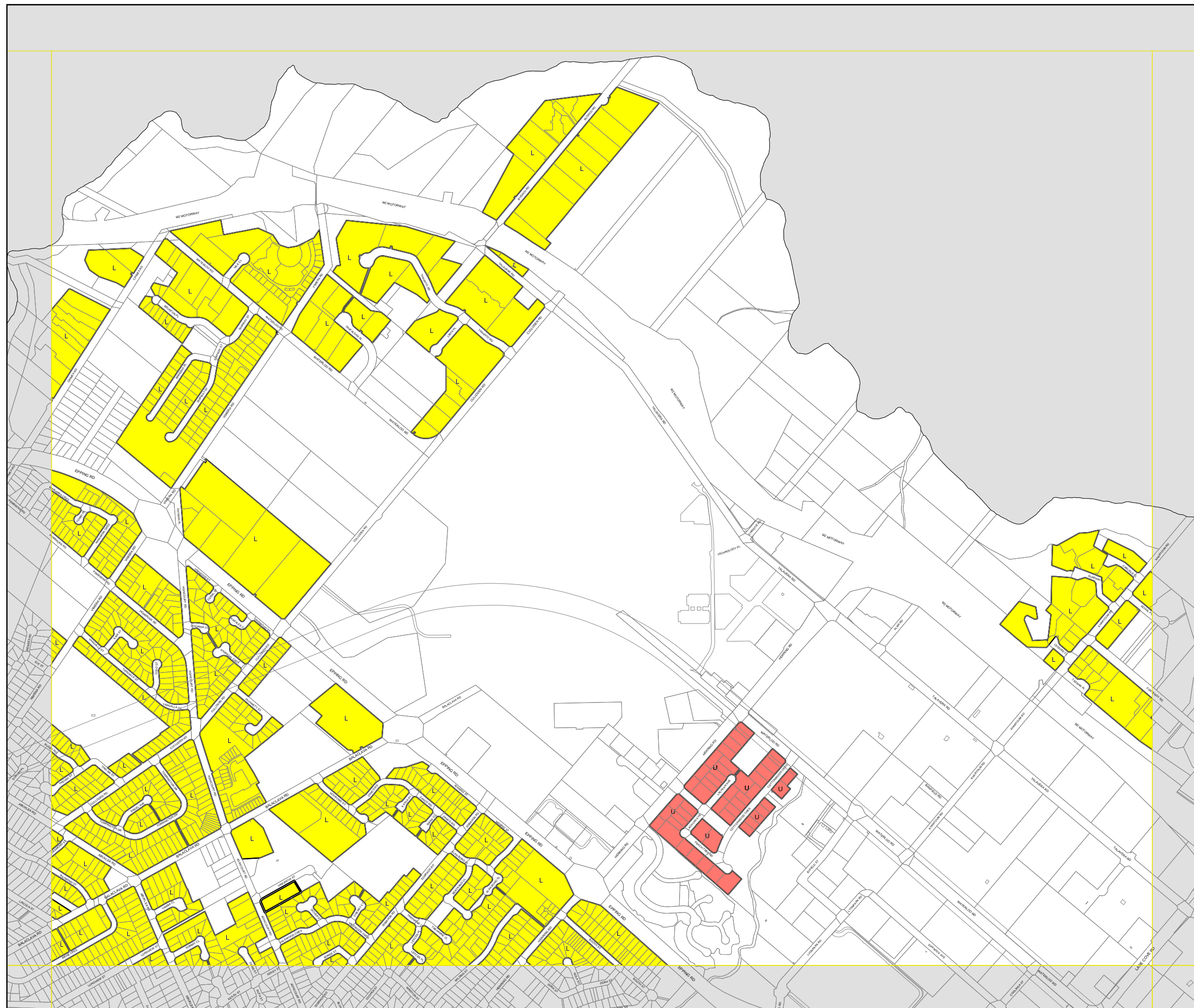


0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:



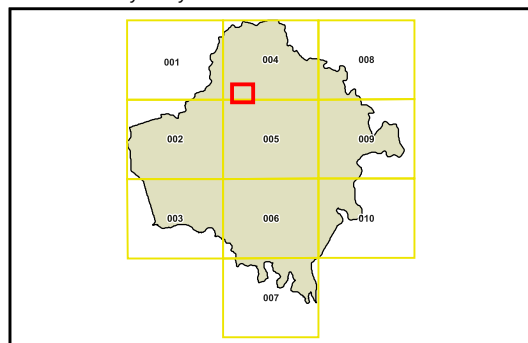
**DRAFT Lot Size Map
3-5 Vincentia Street MARSFIELD**

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 20 40 80 m

Projection GDA 1994
MGA Zone 56

Scale: 1:2000 @ A3

Map identification number:

